

2123 DUNHILL DRIVE

RALEIGH, NC GRADING PLAN



Know what's below.
Call before you dig.
Dial 811 or 1-800-632-4949

owner/ builder:

Urban Building Solutions
PO Box 6627
Raleigh, NC 27628
(919) 412-2230
Contact: Hank McColugh

landscape architect:

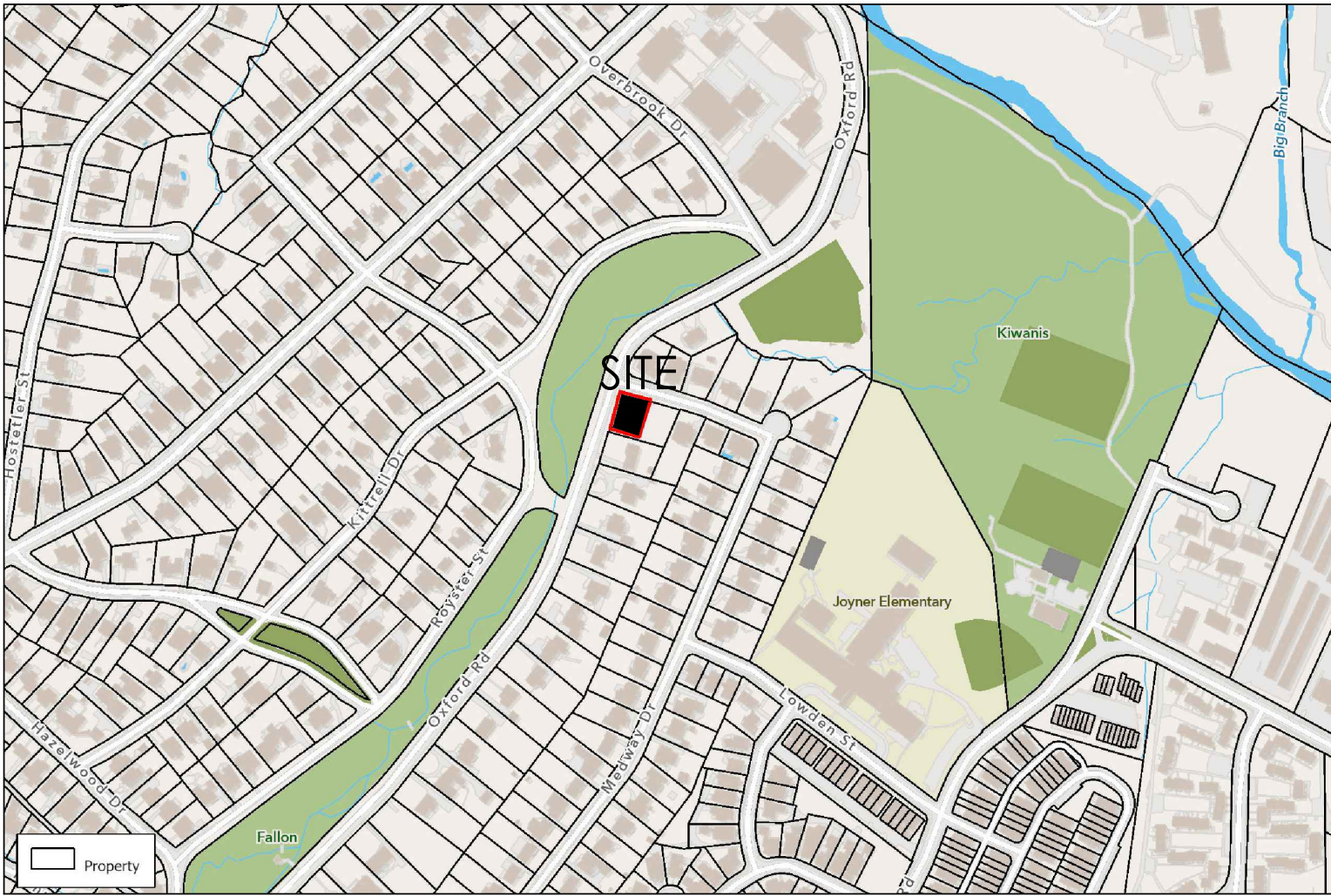
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Robin McAdoo PLA

designer:

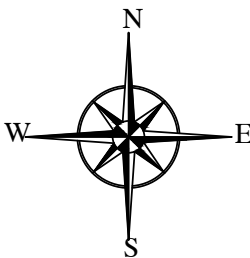
Design Tech
130-A Wind Chime Ct.
Raleigh, NC 27615
(919) 239-4972
Contact: Rick Raynor

surveyor:

Turning Point Surveying
4004-103 Barrett Drive
Raleigh, NC 27609
(919) 781-6834
Contact: David Calla



VICINITY MAP
NOT TO SCALE



SITE DATA

OWNER:	URBAN BUILDING SOLUTIONS LLC
OWNER ADDRESS:	PO BOX 6627, RALEIGH NC 27628-6627
PROPERTY ADDRESS:	2123 DUNHILL DR., RALEIGH, NC 27608
PIN:	1705-82-0329
REID:	0520554
DEED:	DB019885/DP01351
AREA:	10,454 SF / 0.24 AC
EXISTING USE:	2520 OXFORD RD, SUB-0061-2020
PROPOSED USE:	RESIDENCE
ZONING:	R-6
OVERLAY DISTRICT:	
EXIST. IMPERVIOUS:	90 SF
PROPOSED IMPERVIOUS:	3174 SF - HOUSE, PORCHES & PATIO 203 SF - DRIVEWAY EAST TO PL 770 SF DRIVEWAY AND WALKWAYS TO PL 340 SF RETAINING WALLS TOTAL: 4,577 SF (43.8% IMPERVIOUS SITE AREA)

SUBMITTAL DATES

FIRST SUBMITTAL 11/10/2025

SECOND SUBMITTAL 12/08/2025

SHEET INDEX

L-0 COVER SHEET
L-1 EXISTING CONDITIONS
A-26901SITE PROPOSED SITE PLAN
L-3 LOT GRADING PLAN
L-4 SITE DETAILS



REVISIONS:
2025-12-08 REV. PER COR

COVER SHEET
2123 DUNHILL DRIVE
2123 DUNHILL DRIVE, RALEIGH, NC 27608
URBAN BUILDING SOLUTIONS

SCALE:
AS NOTED
DRAWN BY:
RLM
PROJECT #
25116
DATE:
11-10-2025
SHEET
L-0
OF

BLDR-051499-2025

LOT 1
2520 OXFORD ROAD
10,293 SQ.FT.
0.24 ACRES

OXFORD ROAD (60' PUBLIC R/W)

DUNHILL DRIVE (50' PUBLIC R/W)

BUILDING SETBACK (TYP) RALEIGH UDO 2.2.1. R-6 ZONING

5' UTILITY PLACEMENT EASEMENT (TYP)

There are no existing street trees within the right of way in front of this lot

C1

Centerline

Scale: 1" = 10'

North Arrow

Dimensions:
 Building: 111.76' x 103.70'
 Setbacks: 20.0', 10.0', 5.0'
 Easement: 5'
 Building Footprint: 111.76' x 103.70'
 Building Setback (Typ): 20.0'
 Building Footprint: 111.76' x 103.70'
 Building Footprint: 111.76' x 103.70'
 Building Footprint: 111.76' x 103.70'

Curved Boundary Data:
 L=12.48'
 R=20.00'
 Delta=35°45'20"

1. BOUNDARY AND FIELD TOPOGRAPHIC SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC, JULY 2025.
2. ADDITIONAL BASE INFORMATION PER WAKE COUNTY GIS.
3. PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FLOOD CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL # 3720170300K.(ZONE X) DATED JULY 19, 2022.
4. THERE ARE NO PROTECTED WETLANDS WITHIN THE PROJECT SITE AS DETERMINED BY SOIL SERVICES, PLLC.
5. THERE ARE NO BUFFERED STREAMS WITHIN THE PROJECT SITE AS DETERMINED BY SOIL SERVICES, PLLC.
6. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.

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CONSTRUCTION

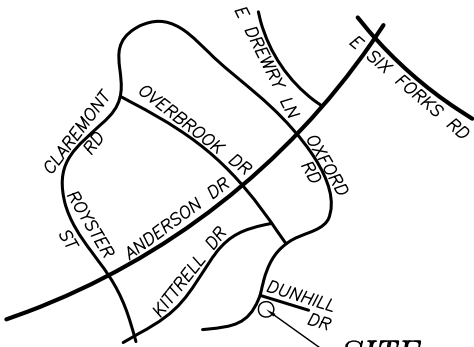
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SCALE:
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25116
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11-10-2025
SHEET
L-1

DF

BLDR-051499-2025



VICINITY MAP
(N.T.S.)

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY
() IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA
as determined by the Department of Housing and Urban
Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1705 K
COMMUNITY # PANEL SUFFIX

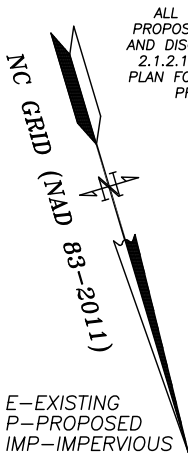
PROFESSIONAL LAND SURVEYOR

PROPOSED ELEVATIONS
EXISTING ELEVATIONS

PRE AND POST
CONSTRUCTION ELEVATIONS
TO REMAIN THE SAME SCALE



Street trees are to be
planted per the
specifications of Chapter
2 of the Raleigh City Tree
Manual and Tree Planting
Detail (TPP-03)



E-EXISTING
P-PROPOSED
IMP-IMPERVIOUS

REFERENCE:
BOM 1956, PG 116
D.B. 18629, PG 2548
DEMOLITION PERMIT #
DEMO-042446-2021

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- COMPUTED CORNER
- POWER BOX
- TELE
- CATV
- LIGHT POLE
- UTILITY POLE
- FIRE HYDRANT

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL
OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION
ONLY AND NOT TO BE USED FOR
PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS,
FLOOD LIMITS & SETBACKS TAKEN
FROM BOM 2024, PG 1887.

TIE LINE TABLE		
LINE	LENGTH	BEARING
T1	10.00'	N16°01'50"E
T2	2.00'	N73°58'10"W
T3	100.00'	N16°01'50"E

- Existing Water Meter
- Existing Sewer Clean Out
- Proposed Water Meter
- Proposed Sewer Clean Out
- REVISED 12-03-25
- 3" CAL, 10' TALL PIN OAK

COR UDO 9.2.2.A.4.a
IMPERVIOUS AREA

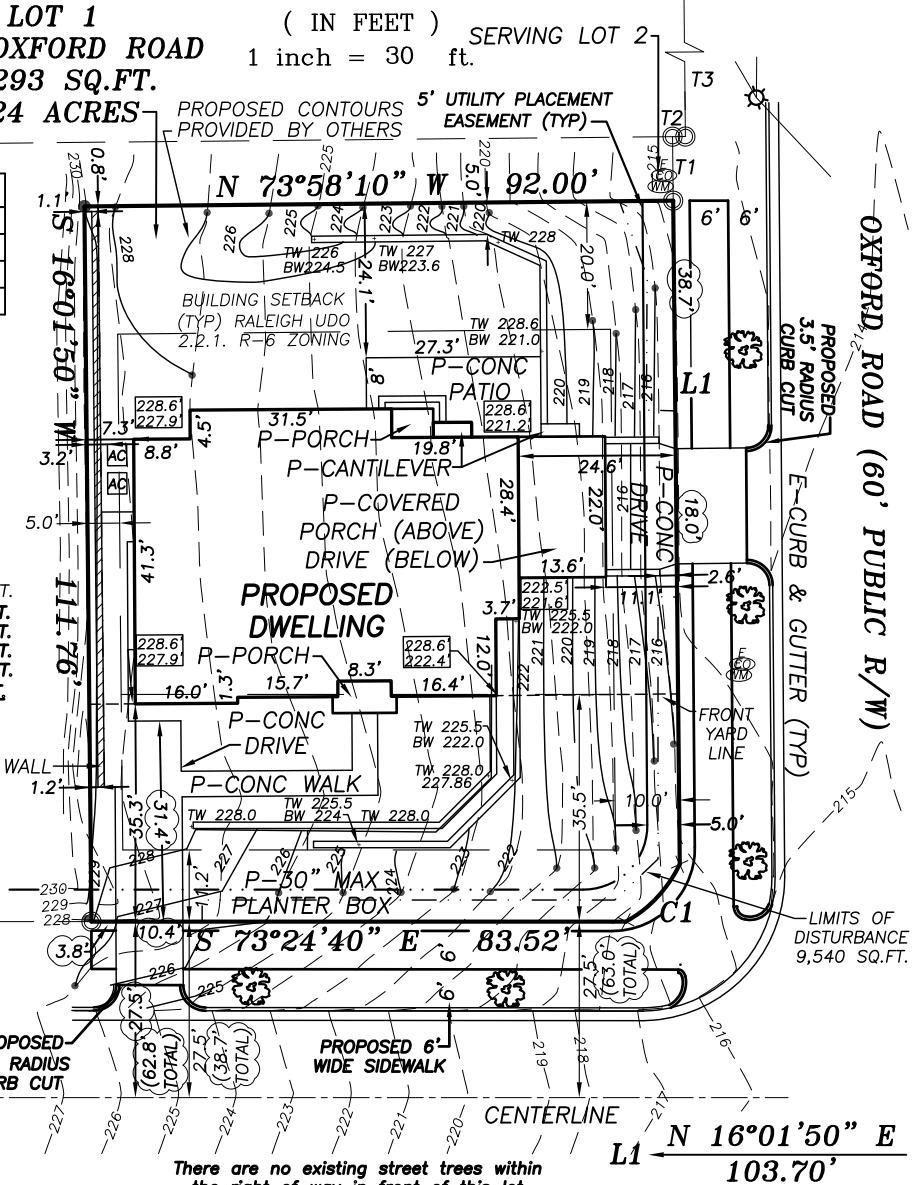
E-RET WALL 90 SQ.FT.
P-HSE/AC 2555 SQ.FT.
P-PORCHES 415 SQ.FT.
P-PATIO 255 SQ.FT.
P-RET WALLS 200 SQ.FT.
P-DR/WLK 855 SQ.FT.
TOTAL 4370 SQ.FT.
42.5% IMPERVIOUS

LOT 2

E-RETAINING WALL

COR UDO 2.2.7.C.1.a (SMALLEST-LARGEST) 38.7'-63.0'	
FROM STREET (CENTERLINE)	ADDRESS
2111	63.0'
2105	43.1'
2101	38.7'

COR UDO 1.5.5.D
CONC/DR 327 SQ.FT.
3,207 SQ.FT.*40%
=1283 SQ.FT.



There are no existing street trees within
the right of way in front of this lot

DUNHILL DRIVE
(50' PUBLIC R/W)

L1 N 16°01'50" E
103.70'
L=12.48'
R=20.00'
Delta=35°45'20"

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;
and that the error of closure as calculated by latitudes and departures is 1/ 10,000+; that the boundaries not surveyed
are shown as broken lines plotted from information found in Book -; Page -; that this map was prepared in
accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
11TH day of JUNE 2025.

PRELIMINARY PLAT, NOT FOR
RECORDATION, CONVEYANCES, OR SALES
THIS PLAN MUST BE APPROVED BY ALL
STATE AND LOCAL REVIEWING AUTHORITIES
FOR CONCURRENCE WITH SITE ZONING
AND CODE OF ORDINANCES

Signed

Seal

SITE PLAN



SITE DATA TABLE:	
PIN:	1705820329
LOT AREA:	10,293 SQ.FT.
ZONING:	R-6
OVERLAY:	N/A
USE:	SINGLFAM
RESIDENTIAL INFILL STATUS:	YES
MAX HEIGHT:	40'/3 STORIES
SETBACKS:	SHOWN ON LOT
TOTAL IMPERVIOUS:	4370 SQ.FT.
E-BUILD IMP:	0 SQ.FT.
P-BUILD IMP:	2555 SQ.FT.
P-TOTAL BUILD IMP:	2555 SQ.FT.

SITE PLAN CREATED
12-04-2025

URBAN BUILDING
SOLUTIONS LLC

LOT 1
2520 OXFORD ROAD
2123 DUNHILL DRIVE

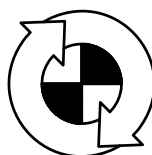
RALEIGH NORTH CAROLINA

DATE: 06-11-2025

DWG. NO.

SCALE: 1" = 30'

A-26901SITE



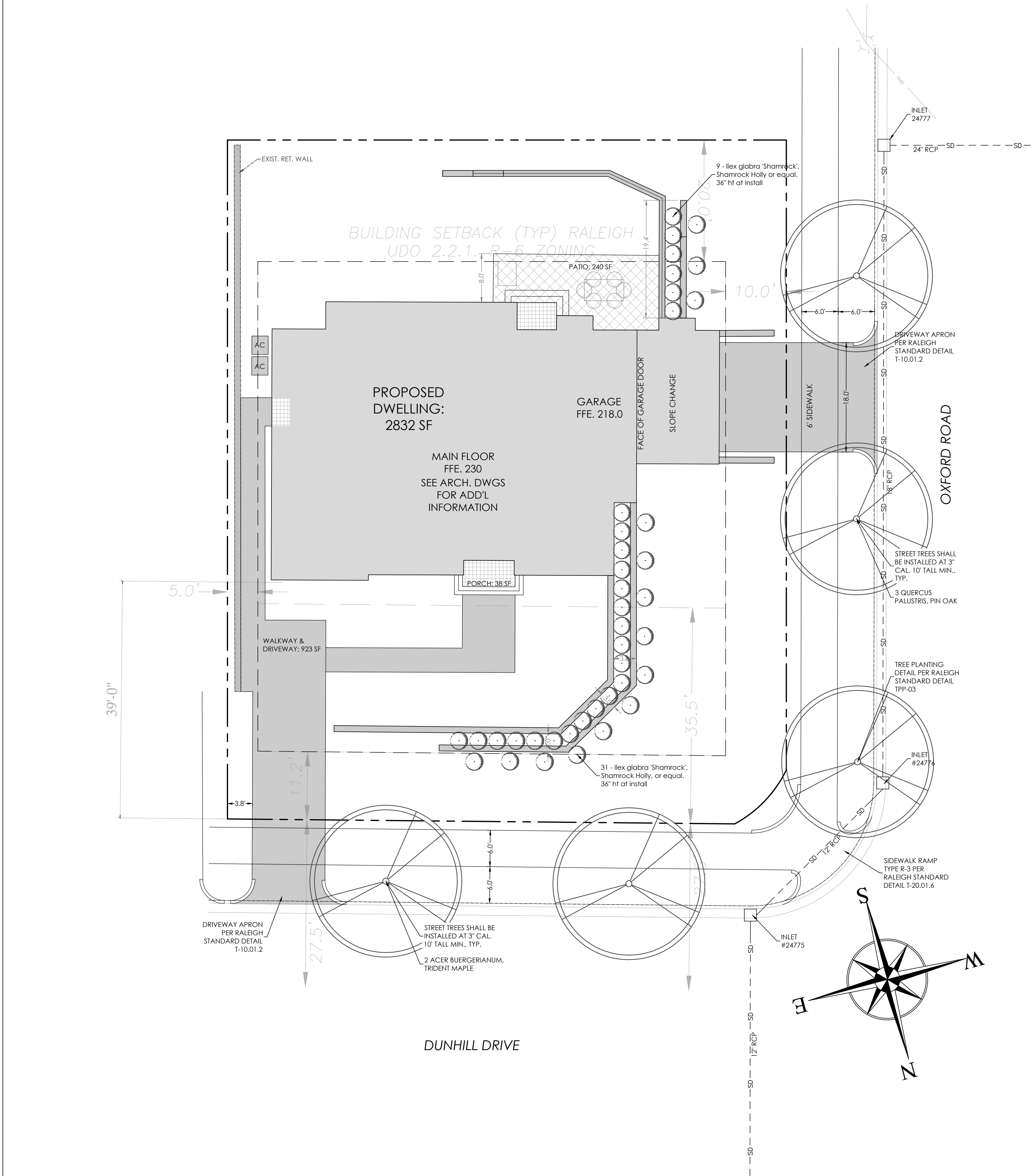
TURNING POINT
SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612

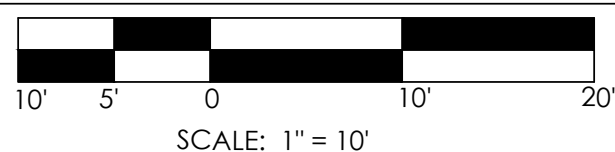
FAX (800)948-0213 PH (919)781-0234

License No: P-0121

C.N. = 31661
B.O.M. 2024
PAGE 1887
CO. REG.



1 PROPOSED SITE PLAN
L-2 SCALE: 1" = 10'-0"



GENERAL GRADING PLAN NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
2. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR GRADING ACTIVITIES AND SCHEDULE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF RALEIGH AND A REPRESENTATIVE OF THE OWNER.
3. ENSURE ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY GRADING ACTIVITIES.
4. PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED.
5. CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITH SLOPES GREATER THAN 3:1 (HORIZONTAL/VERTICAL) SHALL BE APPROVED, PLACED, AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER AND OWNER. ALL UNDERCUT SOIL SHALL ALSO BE QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
7. ALL FILL SLOPES SHALL BE NO STEEPER THAN 2.5:1 (HORIZONTAL/VERTICAL) MAXIMUM. ALL CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL/VERTICAL).
8. ALL GRADING MUST PRODUCE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDINGS AND TO PREVENT STANDING WATER IN PAVED AREAS OR WET LANDSCAPE OR LAWN AREAS. ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE. CONTRACTOR SHALL COORDINATE GRADING WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE AT THE APPROPRIATE HEIGHT WITHIN PLANTING AREAS.
9. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLANS.
10. CONNECT ALL ROOF LEADER DOWNSPOUTS TO STORM DRAINAGE SYSTEM UNLESS OTHERWISE NOTED.

- NOTES:
1. BOUNDARY, BUILDING, AND UTILITY INFORMATION TAKEN FROM A DIGITAL FILE PROVIDED BY TPLS, UNDATED.
 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.
 3. ALL CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 4. ALL UTILITIES SHALL BE LOCATED UNDERGROUND AND SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 5. AN EROSION CONTROL PERMIT IS REQUIRED FROM CITY OF RALEIGH PRIOR TO ANY GRADING ON THIS SITE. GRADING CONTRACTOR SHALL CONTACT THE CITY FOR FINAL VERIFICATION OF ON SITE EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
 6. NO REVISIONS MAY BE MADE WITHOUT PERMISSION FROM THE PERMIT ISSUING AUTHORITY.
 7. DO NOT SCALE DRAWINGS. DIGITAL INFORMATION SHALL BE PROVIDED FOR CONSTRUCTION.
 8. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE IN ALL LOCATIONS AS SHOWN.
 9. CONTRACTOR SHALL COORDINATE ALL WORK WITH CONSTRUCTION TRADES BEFORE WORK BEGINS.
 10. BUILDING SETBACKS SHALL BE VERIFIED BY A PROFESSIONAL SURVEYOR PRIOR TO DIGGING FOOTINGS.
 11. TOPO & FROM WAKE COUNTY GIS DATA.
 12. THERE ARE NO FEMA FLOOD HAZARD AREAS ON THIS SITE.
 13. THERE ARE NO NEUSE RIPARIAN BUFFERS ON THIS SITE.
 14. THERE ARE NO TREE CONSERVATION AREAS ON THIS SITE.
 15. MAINTAIN ALL EROSION CONTROL DEVICES IN PROPER WORKING ORDER AT ALL TIMES.
 16. DIRECT ALL DRAINAGE DOWNSPOUTS TO THE PROPOSED GRASSED SWALES AND TOWARD THE REAR OF THE LOT.

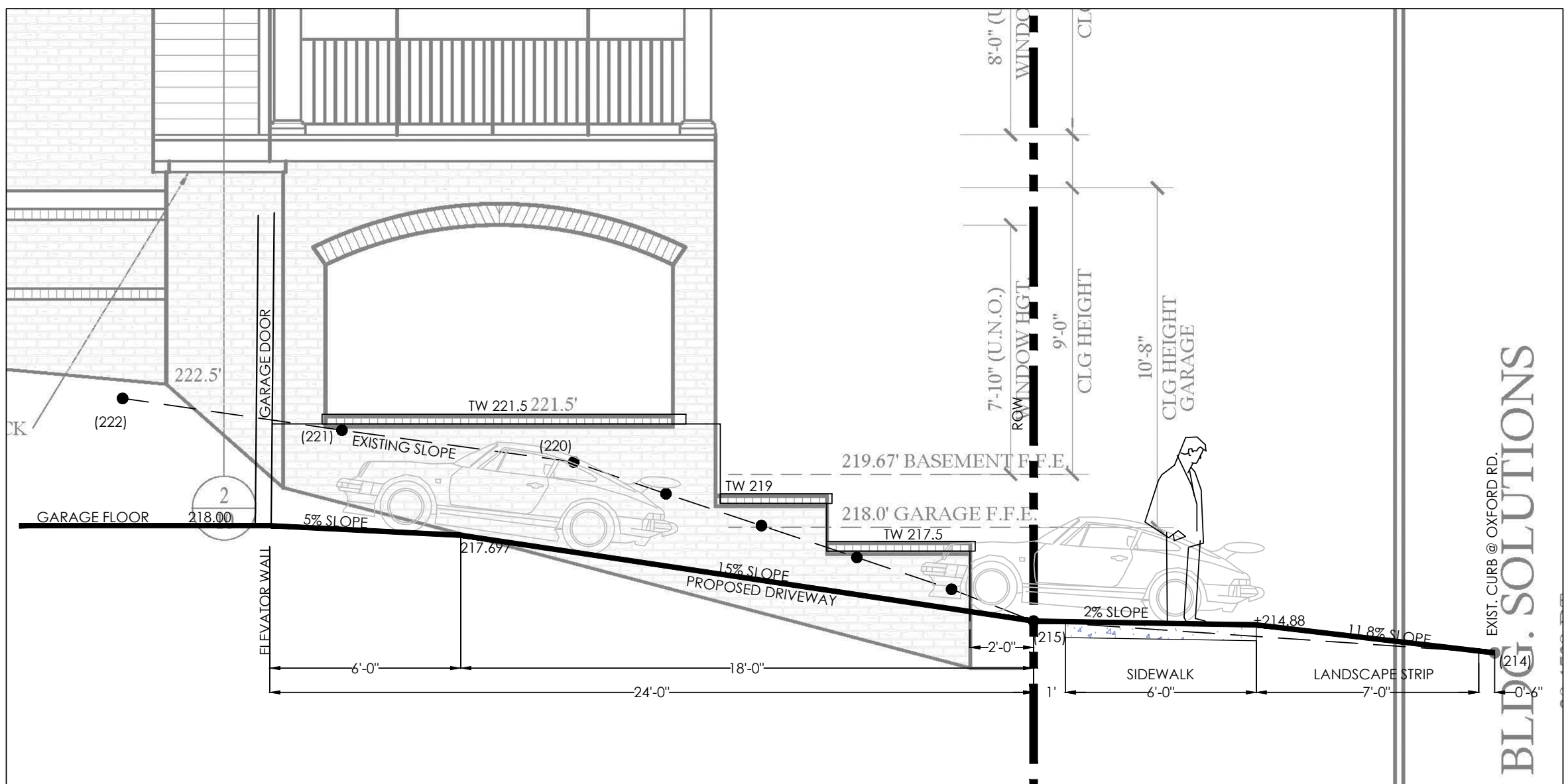
Traffic Control and Pedestrian Plan (TCPP) Notes:

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofway@raleigh.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NC DOT streets within Raleigh's jurisdiction.
- A permit request with a TCPP Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspection Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPP Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
 - o Manual on Uniform Traffic Control (MUTCD);
 - o Public Rights-of-Way Accessibility Guidelines (PROWAG);
 - o American Disability Act (ADA) requirements;
 - o Raleigh Street Design Manual (RSDM).
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.



ARTISTIC RENDERING

NOTE: RENDERING IS INTENDED TO SHOW MATERIALS AND INTENT OF GARAGE DOOR, RECESSED UNDER MAIN STRUCTURE. RETAINING WALLS FACING DUNHILL DRIVE HAVE BEEN MODIFIED AND DO **NOT** REFLECT WHAT IS PROPOSED.



1 PARTIAL SECTION ELEVATION AT DRIVEWAY
L-2 SCALE: 1" = 10'-0"



04-29-225

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CONSTRUCTION

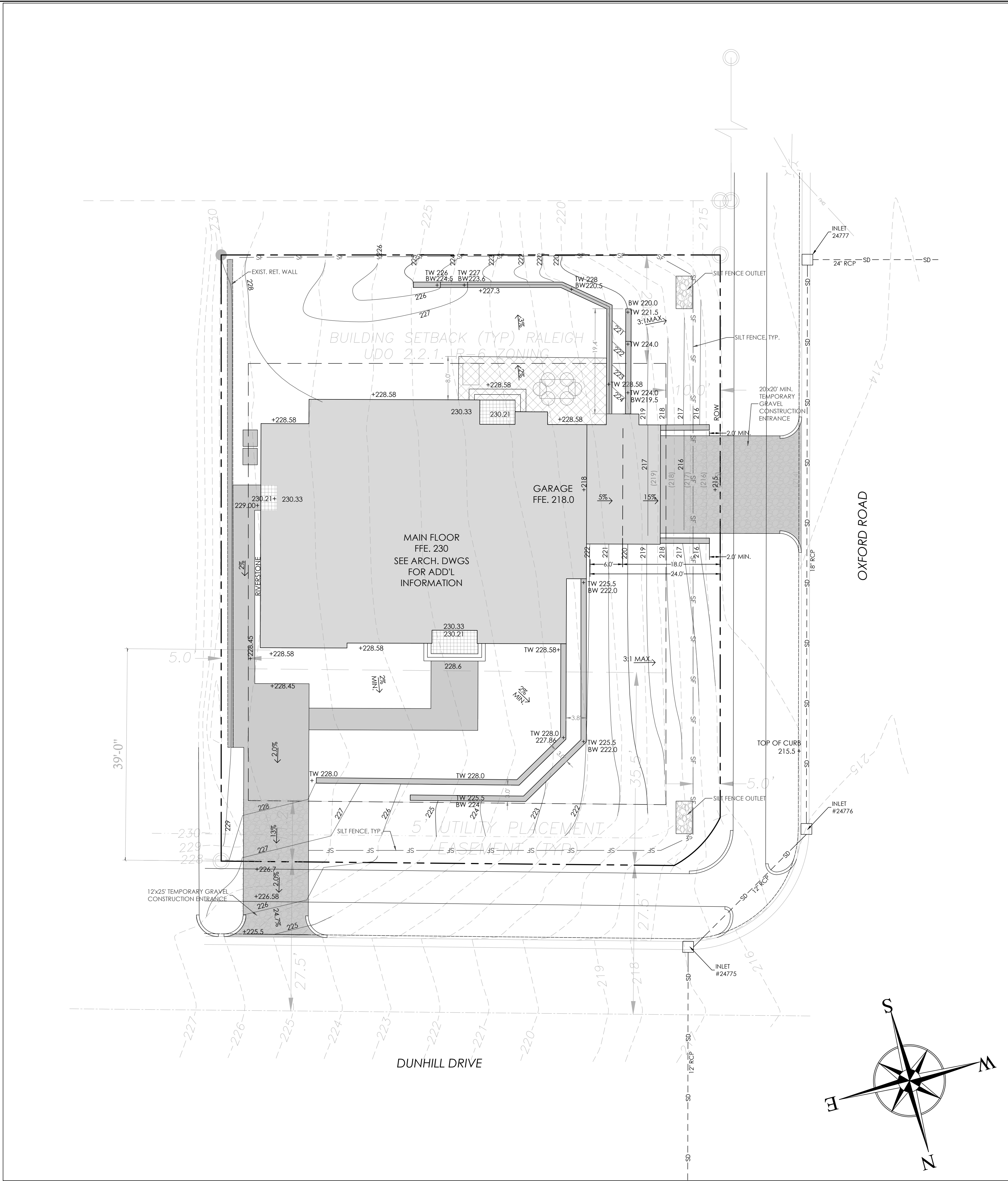
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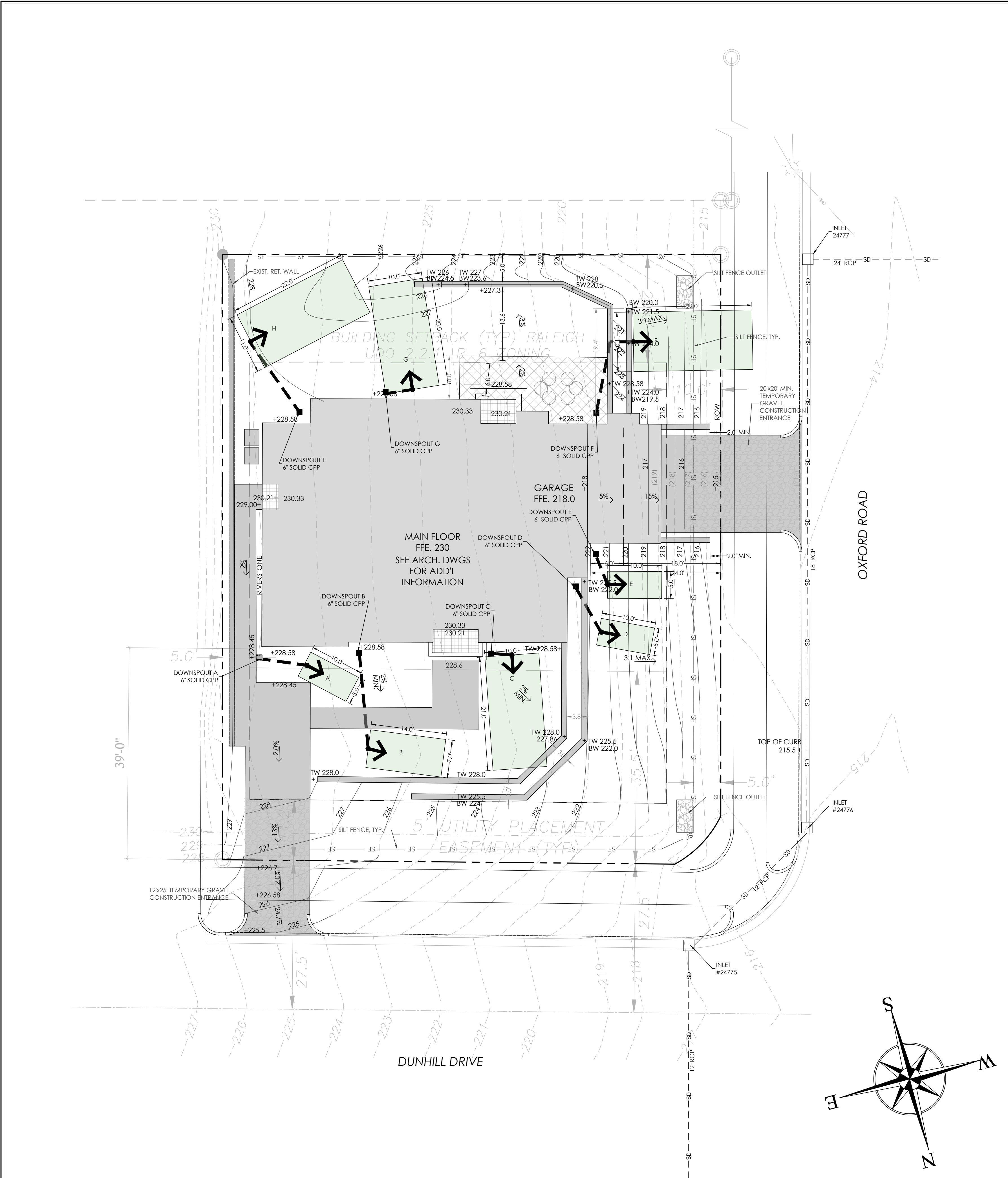
REV. PER COMMENTS: 2025-05-19

REVISIONS:
2025-12-08 REV. PER COR

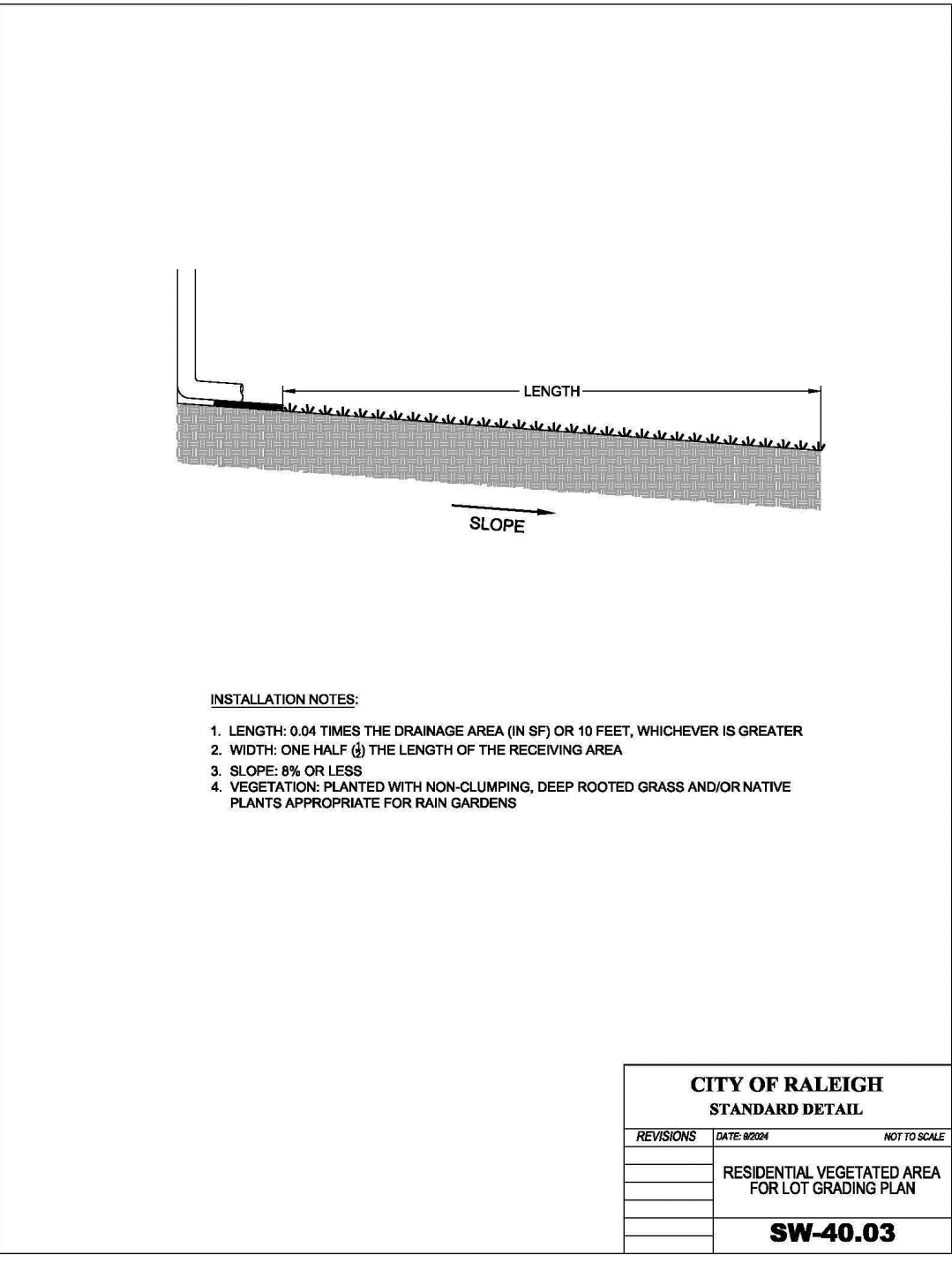
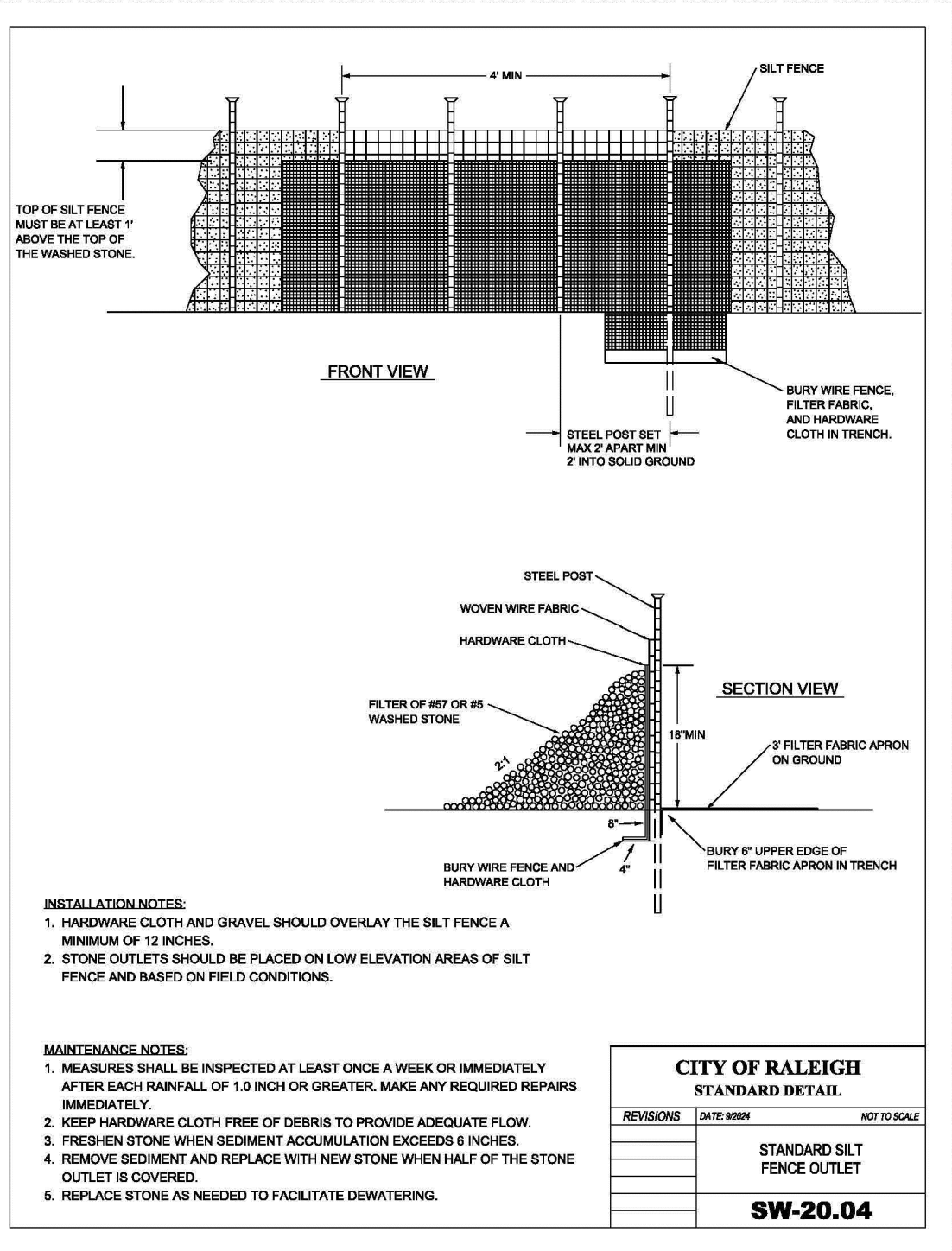
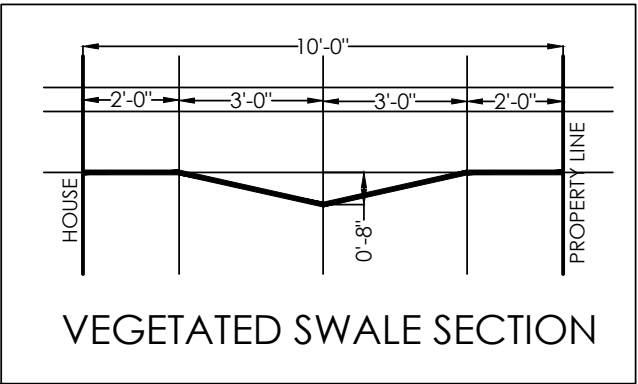
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DRAWN BY:
RLM
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DATE:
11-10-2025
SHEET
L-3
OF

BLDR-051499-2025



DRAINAGE AREA TABLE - 2123 DUNHILL DR.							
DISCHARGE TYPE	DRAINAGE AREA	LENGTH REQD	LENGTH PROV.	WIDTH REQD.	WIDTH PROV.	DRAINAGE DIRECTION	DRAINAGE OPTION
Gutter A	217	9	10	4	5	Northwest	Vegetated
Gutter B	352	14	14	7	7	West	Vegetated
Gutter C	524	21	21	10	10	North	Vegetated
Gutter D	245	10	10	5	5	West	Vegetated
Gutter E	227	9	10	5	5	West	Vegetated
Gutter F	544	22	22	11	11	West	Vegetated
Gutter G	500	20	20	10	10	South	Vegetated
Gutter H	551	22	22	11	11	Southwest	Vegetated

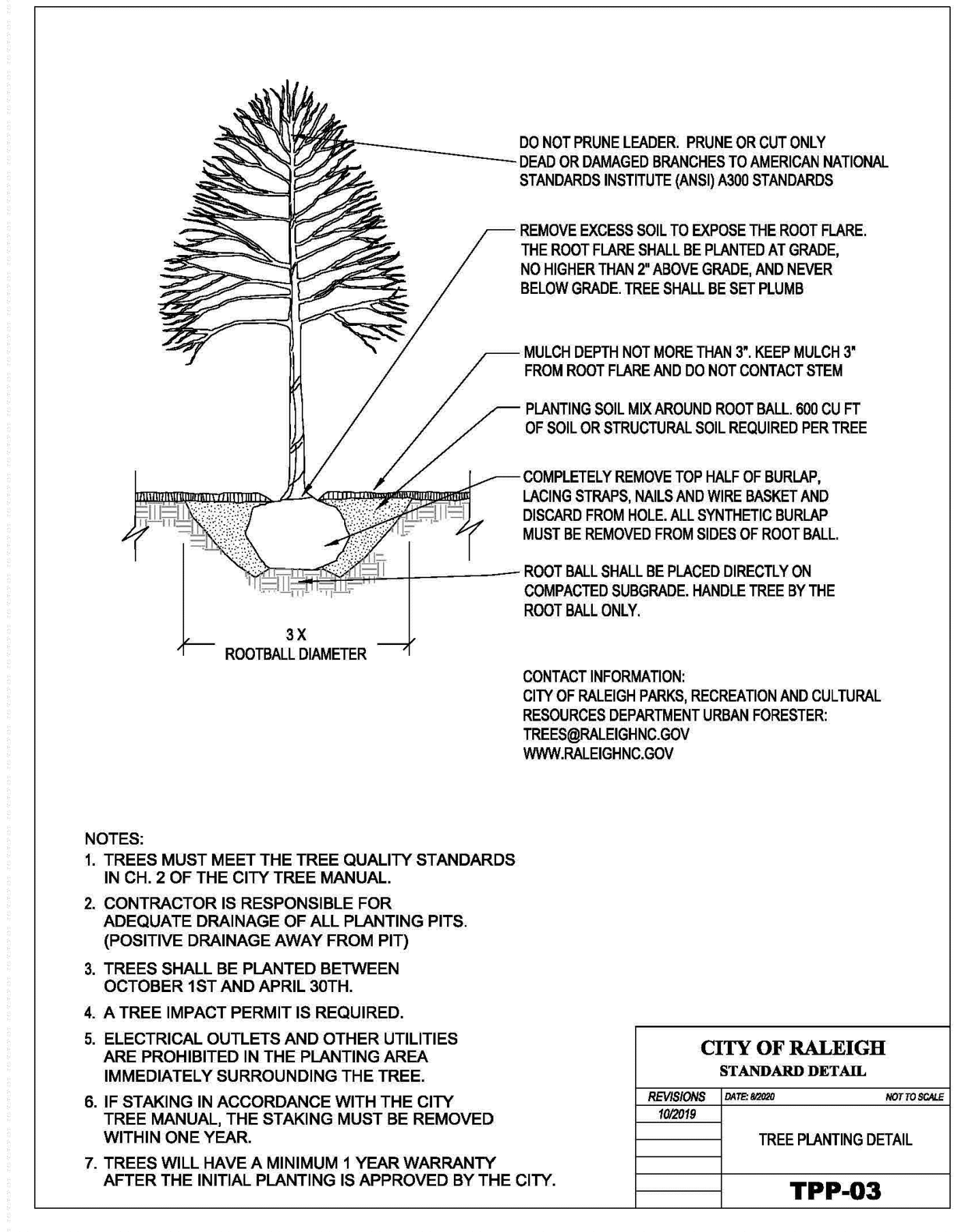
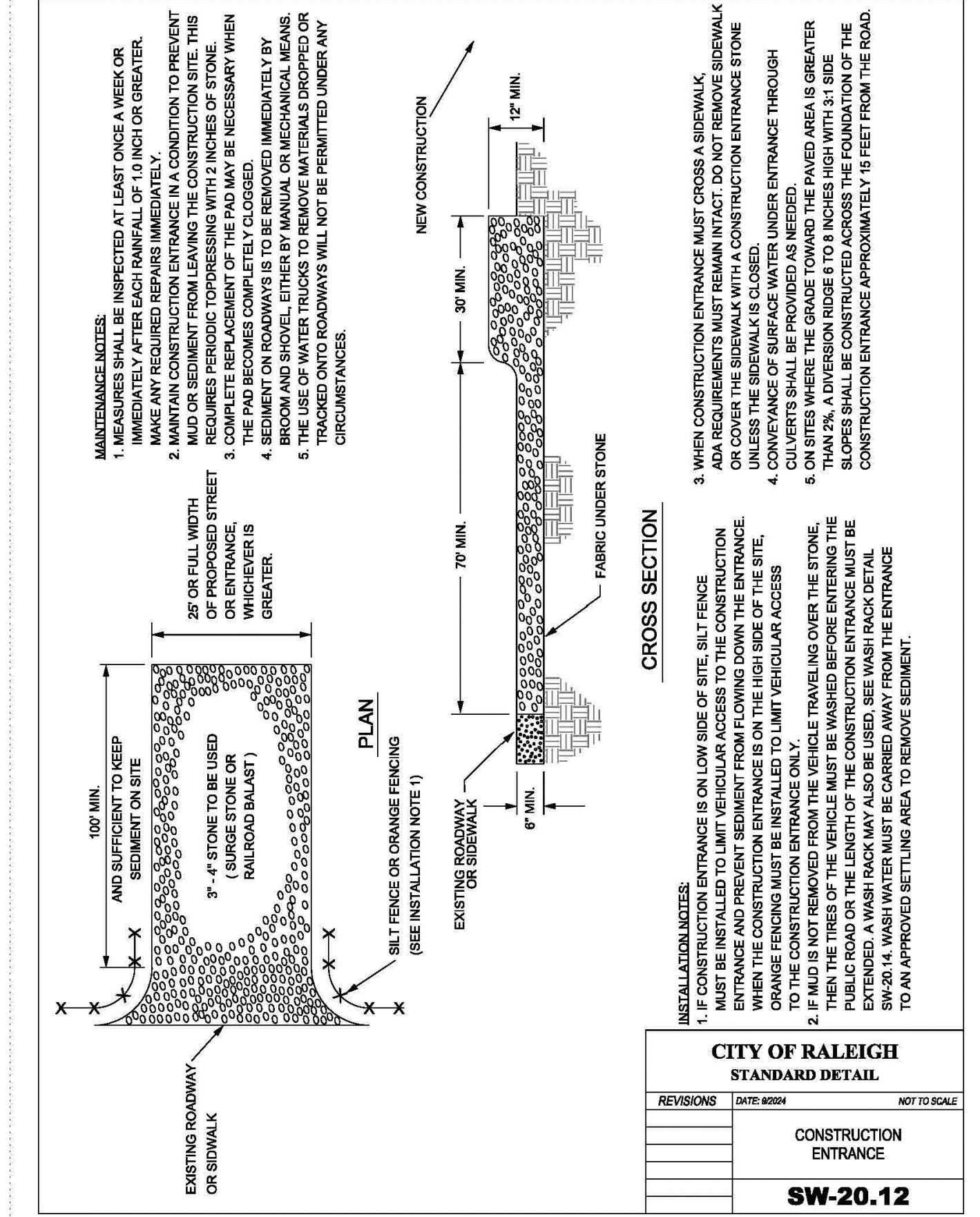
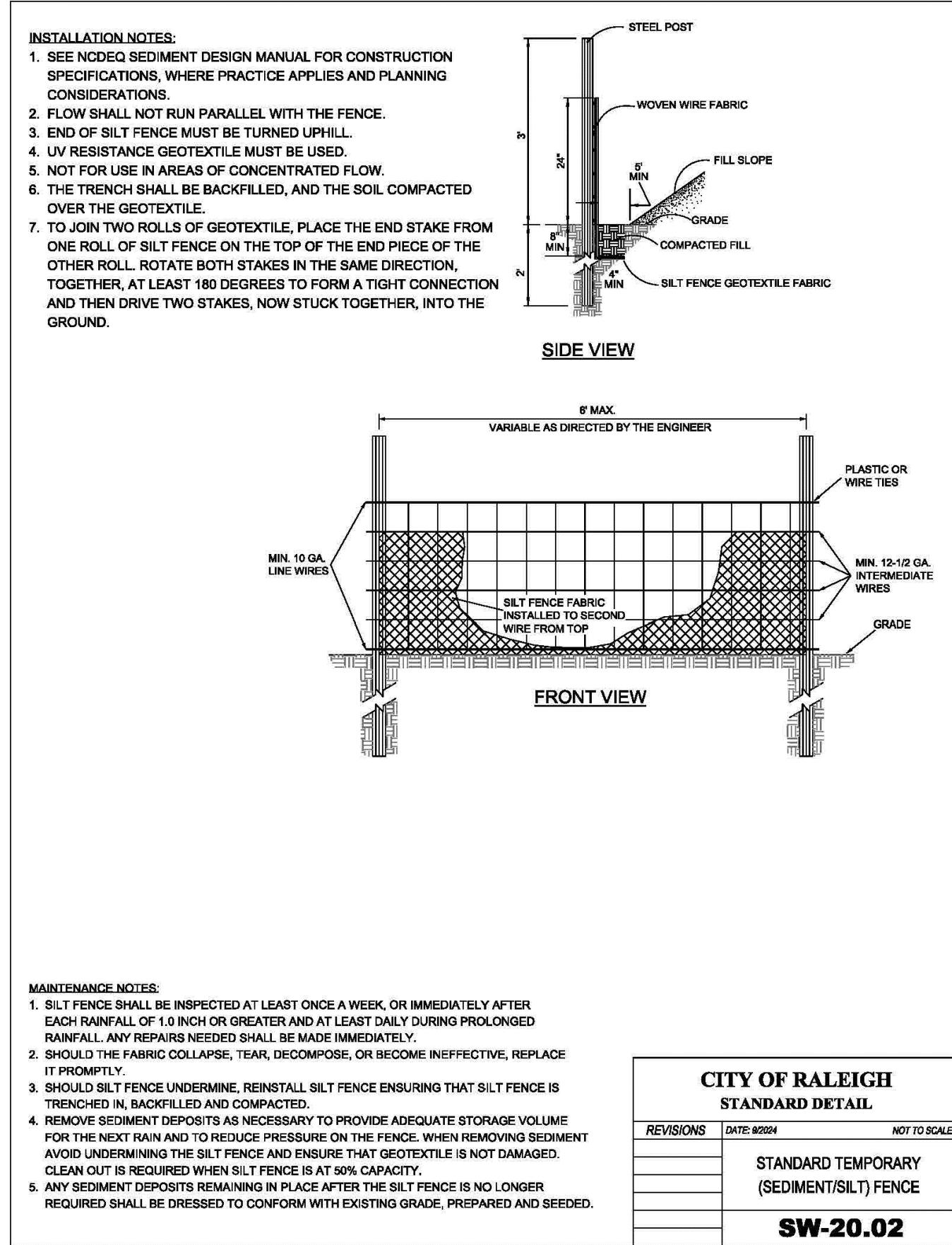
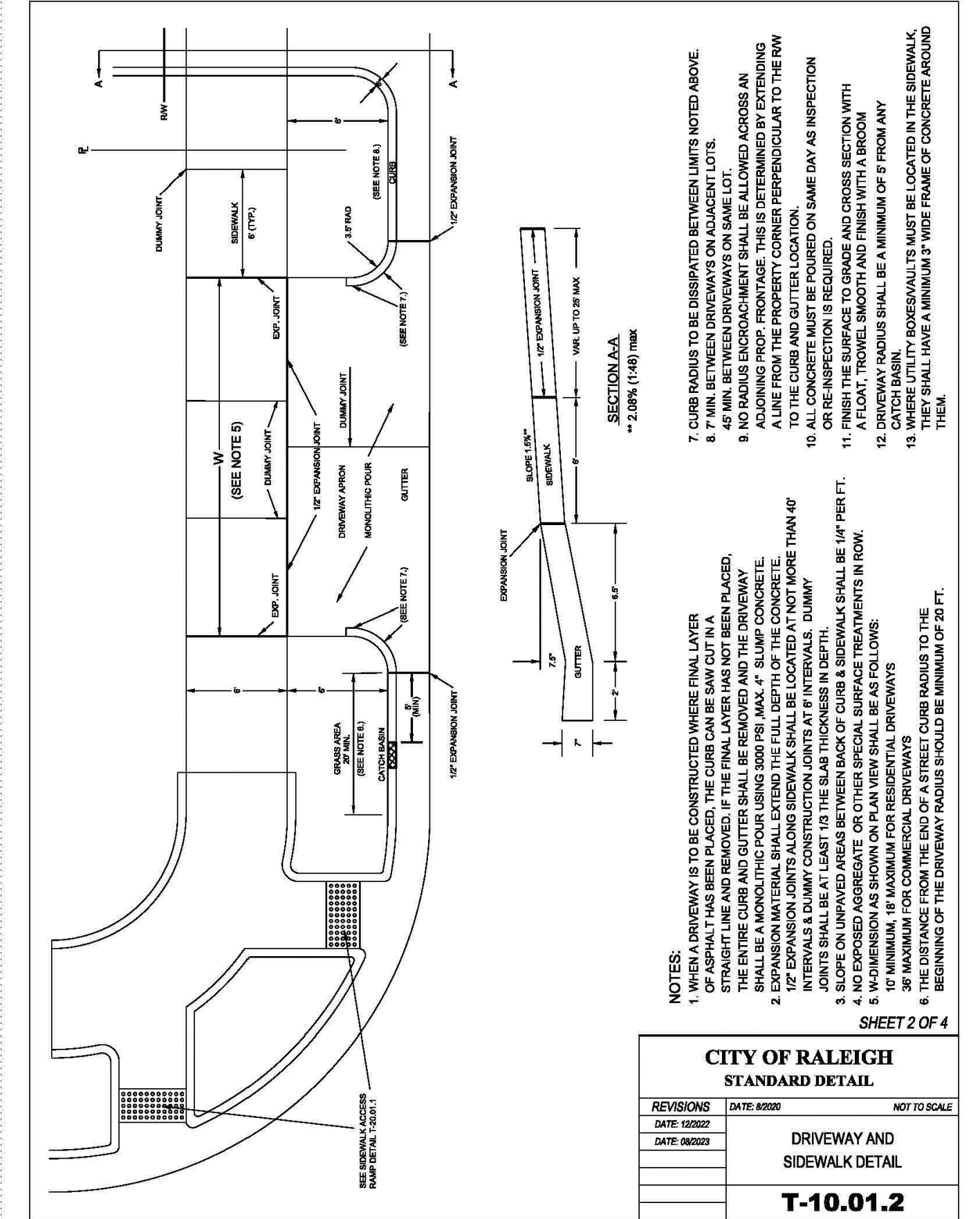
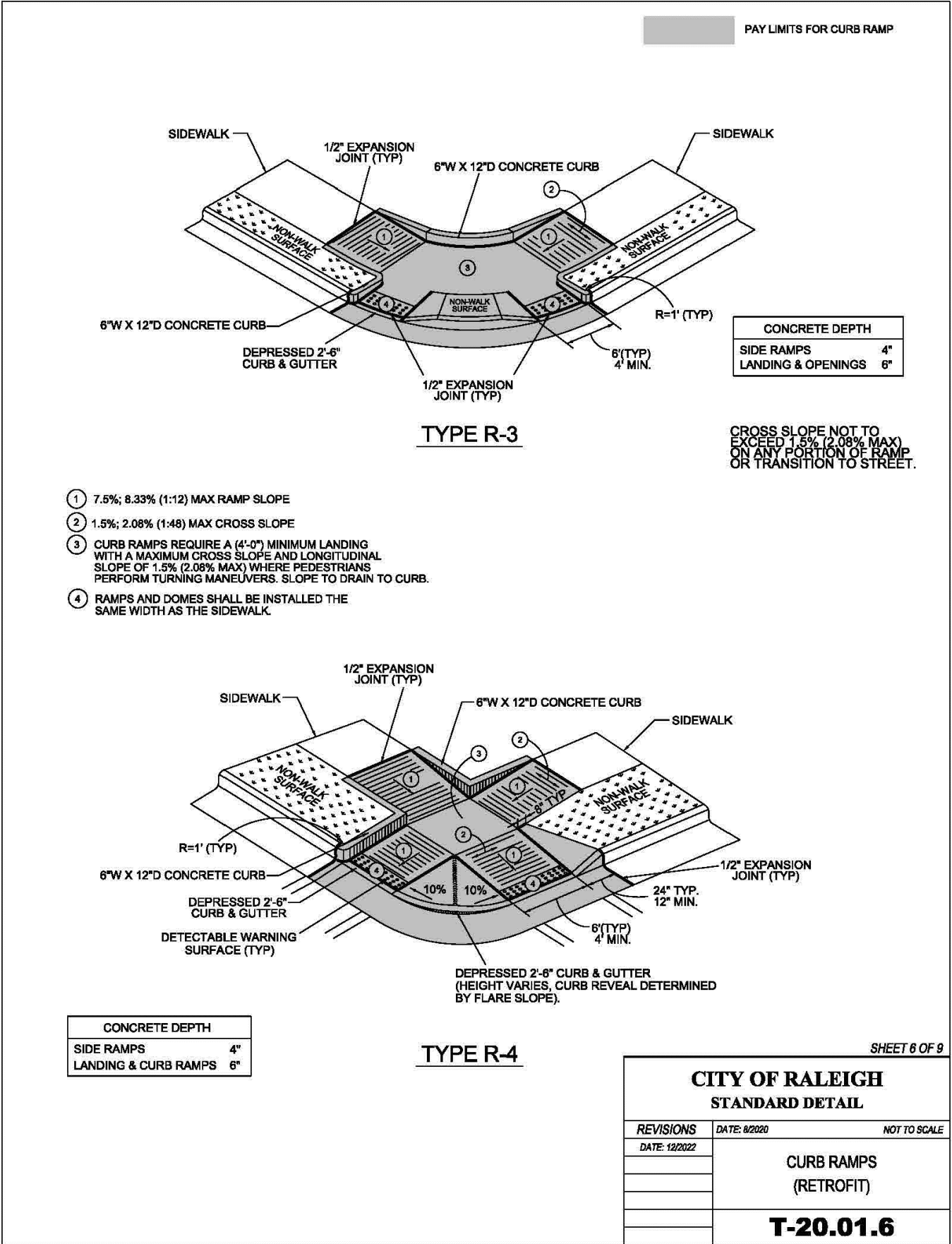


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PRELIMINARY
NOT FOR
CONSTRUCTION

REV. PER COMMENTS: 2025-05-19
REVISIONS:
2025-12-08 REV. PER COR

LOT GRADING PLAN
2123 DUNHILL DRIVE
2123 DUNHILL DRIVE, RALEIGH, NC 27608
URBAN BUILDING SOLUTIONS
SCALE:
AS NOTED
DRAWN BY:
RLM
PROJECT #
25116
DATE:
11-10-2025
SHEET
L-3
OF

BLDR-051499-2025



04-29-225

PRELIMINARY
NOT FOR
CONSTRUCTION

REV. PER COMMENTS: 2025-05-19

REVISIONS:

2025-12-08 REV. PER COR

SITE DETAILS

2123 DUNHILL DRIVE

2123 DUNHILL DRIVE, RALEIGH, NC 27608

URBAN BUILDING SOLUTIONS

SCALE:
AS NOTED

DRAWN BY:
RLM

PROJECT #
25116

DATE:
11-10-2025

SHEET
L-4

OF