

ALL DRIVEWAY AND RIGHT-OF-WAY CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

HANK
URBAN BUILDING
SOLUTIONS LLC
919-412-2230

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

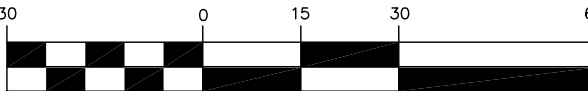
PROPOSED ELEVATIONS
EXISTING ELEVATIONS

PRE AND POST
CONSTRUCTION ELEVATIONS
TO REMAIN THE SAME

SCALE

SITE PLAN FOR FRONT
PLANTER BOXES ONLY,
ALL OTHER STRUCTURES
UNDER SEPARATE PERMIT
OR EXISTING ON LOT

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



VICINITY MAP
(N.T.S.)

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

SERVING LOT 2

(IN FEET)
1 inch = 30 ft.

ALL INFORMATION TO SHOW HOW THIS
PROPOSED WORK COMPLIES WITH DRAINAGE
AND DISCHARGE REQUIREMENTS PER SECTION
2.1.2.1 IS SHOWN ON PER LOT GRADING
PLAN FOR 2123 DUNHILL DRIVE, SHEET L-3
PROVIDED BY TMTLA ASSOCIATES
DATED 11-10-2025

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

E-EXISTING
P-PROPOSED
IMP-IMPERVIOUS
RW-RETAINING WALL
USP-UNDER SEPARATE PERMIT

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

3" CAL, 10' TALL PIN OAK
COR UDO 9.2.2.A.4.a
IMPERVIOUS AREA
E-RET WALL 90 SQ.FT.
USP-HSE/AC 2555 SQ.FT.
USP-PORCHES 415 SQ.FT.
USP-PATIO 255 SQ.FT.
USP-RET WALLS 80 SQ.FT.
USP-DR/WLK 850 SQ.FT.
P-PLANTER 155 SQ.FT.
TOTAL 4400 SQ.FT.
42.7% IMPERVIOUS

LOT 2

E-RETAINING WALL

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

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.

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

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

Jeffrey H. Davis

Seal

SITE PLAN

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

DUNHILL DRIVE
(50' PUBLIC R/W)

L=12.48'
R=20.00'
Delta=35°45'20"



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:	4405 SQ.FT.
E-BUILD IMP:	0 SQ.FT.
P-BUILD IMP:	2555 SQ.FT.
P-TOTAL BUILD IMP:	2555 SQ.FT.

SITE PLAN CREATED
4-15-2026

URBAN BUILDING
SOLUTIONS, LLC

LOT 1
2520 OXFORD ROAD
2123 DUNHILL DRIVE

RALEIGH

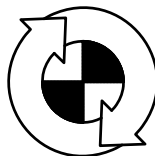
NORTH CAROLINA

DATE: 06-11-2025

DWG. NO.

SCALE: 1" = 30'

A-26901SITE-1



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
WAKE CO. REC.