

CITY OF RALEIGH
PLANS AUTHORIZED FOR CONSTRUCTION

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 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 specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. Construction must comply with all Local, State and Federal Rules and Regulations.

Electronic Approval: This approval is being issued electronically. This approval is only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans on file with the City. This electronic approval is not to be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval: Justin Greenwood
VICINITY MAP of Raleigh Review Officer
(N.T.S.)

FLOOD CERTIFICATION

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

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

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)

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

(IN FEET)

SERVING LOT 2

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
- REVISED 12-03-25

3" CAL, 10' TALL PIN OAK

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.

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'

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



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.

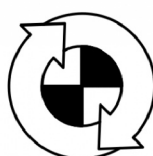
SITE PLAN CREATED
12-04-2025

URBAN BUILDING
SOLUTIONS LLC

LOT 1
2520 OXFORD ROAD
2123 DUNHILL DRIVE

DATE: 06-11-2025
SCALE: 1" = 30'

DWG. NO.
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
WAKE CO. REG.