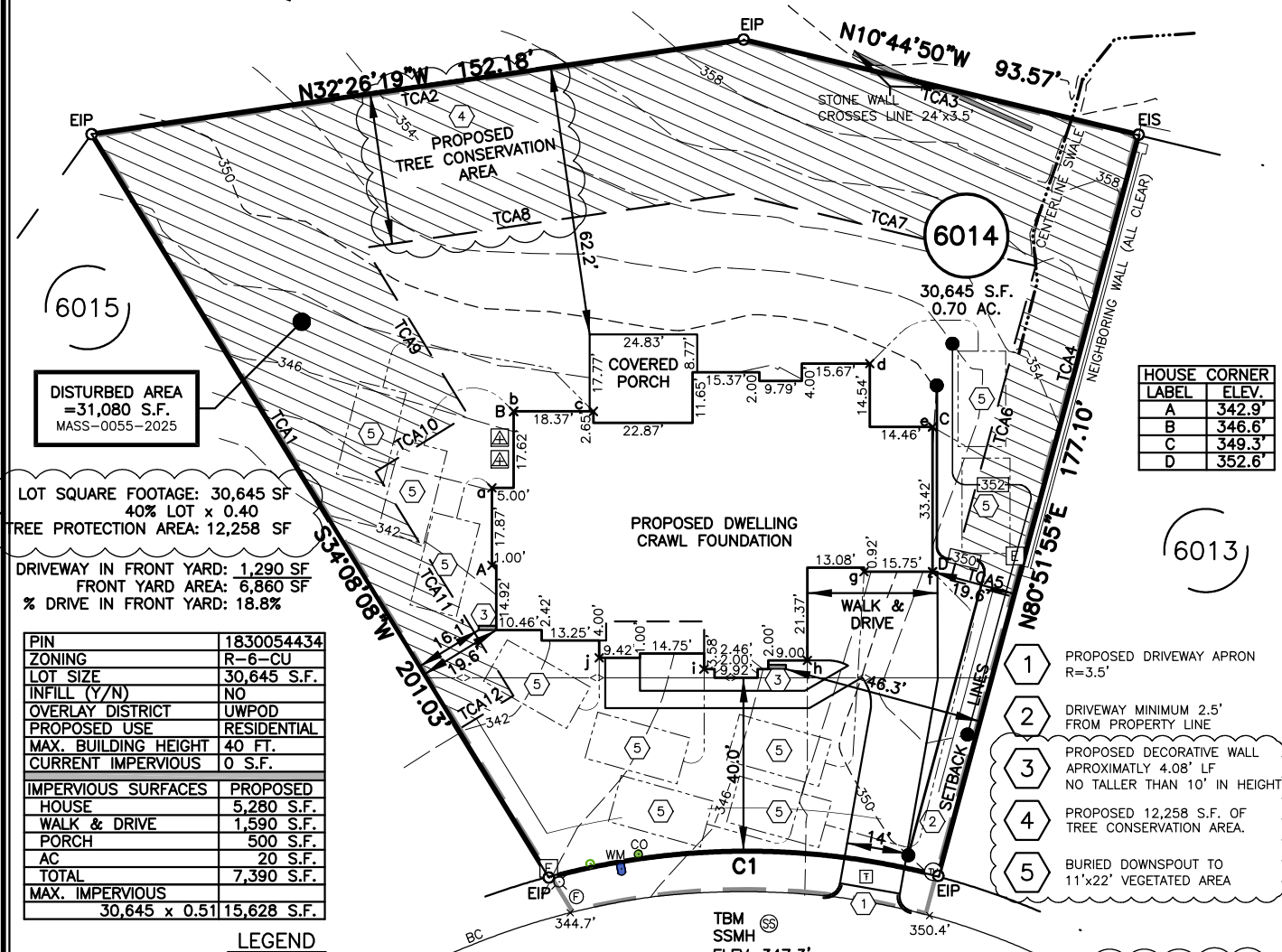
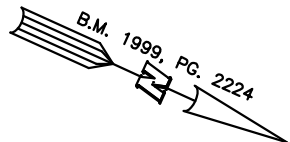
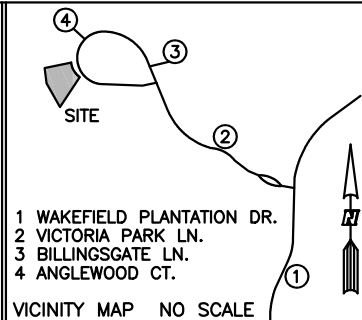


SITE PLAN FOR
RALEIGH CUSTOM HOMES
2325 VICTORIA PARK LANE
LOT 6014, WAKEFIELD PLANTATION, ROSEMONT SUBDIVISION
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

TOURNAMENT PLAYERS OF RALEIGH, LLC
HOLE 17
B.M. 1998, PGS. 1292-1294



DISTURBED AREA
=31,080 S.F.
MASS-0055-2025

LOT SQUARE FOOTAGE: 30,645 SF
40% LOT x 0.40
TREE PROTECTION AREA: 12,258 SF
DRIVEWAY IN FRONT YARD: 1,290 SF
FRONT YARD AREA: 6,860 SF
% DRIVE IN FRONT YARD: 18.8%

PIN	1830054434
ZONING	R-6-CU
LOT SIZE	30,645 S.F.
INFILL (Y/N)	NO
OVERLAY DISTRICT	UWPOD
PROPOSED USE	RESIDENTIAL
MAX. BUILDING HEIGHT	40 FT.
CURRENT IMPERVIOUS	0 S.F.
IMPERVIOUS SURFACES	PROPOSED
HOUSE	5,280 S.F.
WALK & DRIVE	1,590 S.F.
PORCH	500 S.F.
AC	20 S.F.
TOTAL	7,390 S.F.
MAX. IMPERVIOUS	
30,645 x 0.51	15,628 S.F.

LEGEND

BC	AIR CONDITIONER	INV.	INVERT
BFP	BACK OF CURB	IPS	IRON PIPE SET
CL	BACK FLOW PREVENTER	IRS	IRON ROD SET
CI	CLEANOUT	LP	LIGHT POLE
CM	CURB INLET	MNS	MAGNETIC NAIL SET
DHS	DRILL HOLE SET	MS	MANHOLE SANITARY SEWER
ECM	EXISTING CONCRETE MONUMENT	MS	MANHOLE STORM SEWER
EDH	EXISTING DRILL HOLE	OWH	OVERHEAD WIRES
EIS	EXISTING IRON STAKE	PKS	PK NAIL SET
EIP	EXISTING IRON PIPE	PNS	POINT NOT SET
EM	ELECTRIC METER	RRS	RAIL ROAD SPIKE
EPK	EXISTING PK NAIL	TE	TELEPHONE PEDESTAL
ES	ELECTRIC STUB	TF	TRANSFORMER
FL	FLARED END SECTION	TV	CABLE TV PEDESTAL
FM	FIRE HYDRANT	UP	UTILITY POLE
FO	FIBER OPTIC PEDESTAL	WM	WATER METER
GM	GAS METER	WV	WATER VALVE
GUY	GUY	YI	YARD INLET
SA	SPOT ELEV.	FM	FIELD MEASUREMENT
SD	DOWNPOUT	LM	LIMIT OF DISTURBANCE
SE	FRONT YARD LINE FOR DRIVE AREA CALC.	TC	TREE CONSERVATION AREA
		PC	PROPOSED CONTOUR

HOUSE DRAINAGE TABLE		
CORNER	DRAINAGE DIRECTION	DRAINAGE OPTION SELECTED
a	EAST	VEGETATED AREA
b	EAST	VEGETATED AREA
c	EAST	VEGETATED AREA
d	NE	VEGETATED AREA
e	NE	VEGETATED AREA
f	SOUTH	VEGETATED AREA
g	SOUTH	VEGETATED AREA
h	SOUTH	VEGETATED AREA
i	SOUTH	VEGETATED AREA
j	SOUTH	VEGETATED AREA

VICTORIA PARK LANE
45' PUBLIC R/W

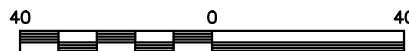
NUM	RADIUS	ARC	DELTA	CHORD BRG	CHORD
C1	174.50'	91.08'	29°54'20"	S24°16'48"E	90.05'

TREE CONSERVATION AREA
LINE TABLE

LINE	BEARING	DISTANCE
TCA1	N34°08'08"E	161.23'
TCA2	S32°26'19"W	152.18'
TCA3	S10°44'50"E	93.57'
TCA4	S80°51'55"W	110.32'
TCA5	S09°09'38"E	15.24'
TCA6	S80°50'22"W	75.00'
TCA7	N10°44'09"W	70.96'
TCA8	N32°32'29"W	86.48'
TCA9	S34°08'08"W	45.26'
TCA10	S55°51'52"E	25.00'
TCA11	N34°08'08"E	60.62'
TCA12	N55°51'52"W	15.00'

REFERENCES:

D.B. 18389, PGS. 2795-2796
B.M. 1999, PG. 2224



SCALE: 1" = 40'
VERT DATUM: NAVD '88
CONTOUR INTERVAL=2'

NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- THERE ARE NO TREES WITHIN 15' OF THE DISTURBED AREA IN THE RIGHT-OF-WAY
- THE AREA WITHIN THE PROPOSED TREE CONSERVATION AREA TOTALS TO MORE THE 40% OF THE LOT AS REQUIRED BY CITY OF RALEIGH UDO 9.1.9

THIS IS A SITE PLAN AS DEFINED BY G.S. 160D-102 AND IS NOT INTENDED TO BE ATTACHED TO ANY INSTRUMENT RECORDED IN THE REGISTER OF DEEDS OFFICE

PRELIMINARY

△ COR COMMENTS (Y)

SITE PLAN
NOT FOR RECORDATION,
CONVEYANCE OR SALES

REV CODE: 1.FLIP, 2.PLAN, 3.ROTATE, 4.MOVE, 5.SS
6.SEVERAL OF ABOVE, 7.LAND FEATURE, 8. OTHER

REV1: MAY 13, 2026(8)
DATE: DEC. 04, 2025

Q:\FieldLoc\VICTORIA PARK LN 2325 FNL.TXT
Q:\FieldLoc\VICTORIA PARK LN 2325 FNL GPS.TXT

RWK, PA
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CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

M:\VICTORIA PARK LN 2325\VICTORIA PARK LN 2325.DWG