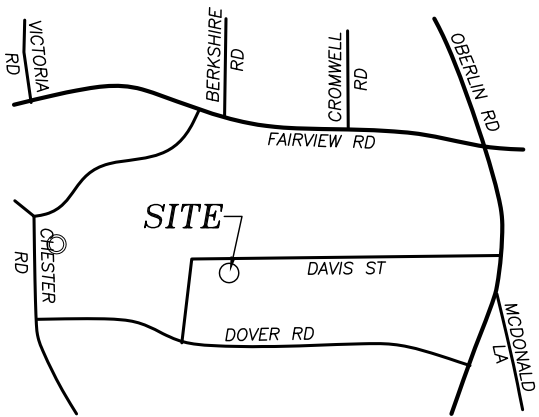


ALL DRIVEWAY AND RIGHT-OF-WAY CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

SHERVIN TAHSSILI
TUSCANY CONSTRUCTION
GROUP, LLC
tuscanysgroup@aol.com



VICINITY MAP
(N.T.S.)

LEGEND

FIELD LOCATED ELEVATIONS

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

COR UDO 2.2.7.C.1.b FROM STREET (RIGHT OF WAY) ADDRESS DISTANCE	
2635	37.8'
2637	40.5'
2639	43.2'
2671	37.6'
MEDIAN $(37.8+40.5)/2=39.1'$	
$39.1-3.9(10\%)=35.2'$	
$39.1+3.9(10\%)=43.0'$	

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 1938, PG 015

SCALE



(IN FEET)

FLOOD CERTIFICATION

1 inch = 20 ft.

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 1704 J
COMMUNITY # PANEL SUFFIX

PROFESSIONAL LAND SURVEYOR

- Existing Water Meter
- Existing Sewer Clean Out

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

12TH day of MARCH 2018.

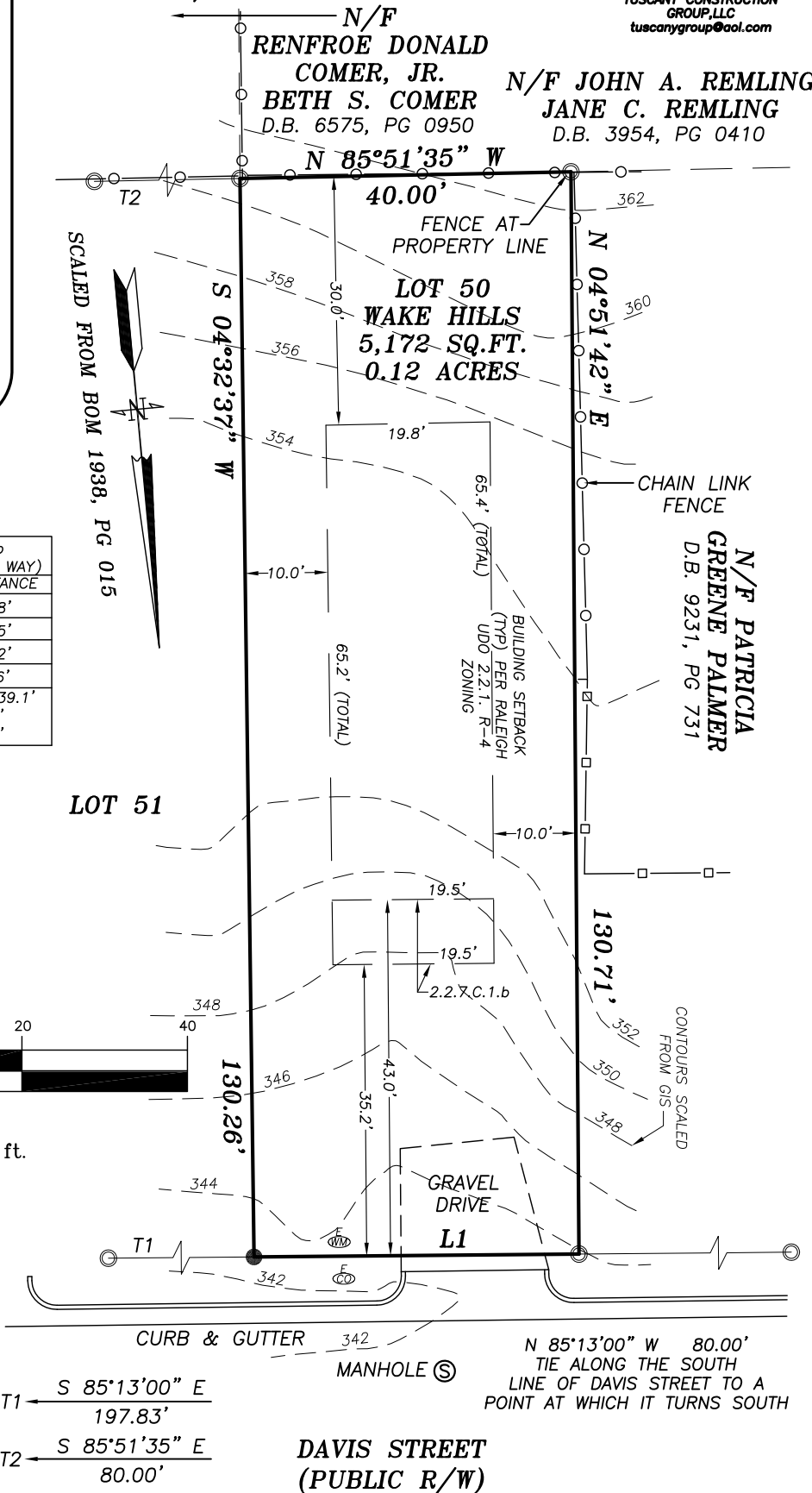
Preliminary Plat

Not for recordation,
conveyances, or sales

Seal

SITE PLAN

LOT 51



DAVIS STREET
(PUBLIC R/W)

L1 S 85°13'00" E 39.27'

SITE DATA TABLE:	
PIN:	1704191176
LOT AREA:	5172 SQ.FT.
ZONING:	R-4
OVERLAY:	N/A
USE:	SINGLFAM
RESIDENTIAL INFILL STATUS:	YES
MAX HEIGHT:	40' / 3 STORIES
SETBACKS:	SHOWN ON LOT
TOTAL IMPERVIOUS:	XXXX SQ.FT.
E-BUILD IMP:	XXXX SQ.FT.
P-BUILD IMP:	XXX SQ.FT.
P-TOTAL BUILD IMP:	XXXX SQ.FT.

SITE PLAN CREATED
09-18-2023

TUSCANY CONSTRUCTION
GROUP, INC.

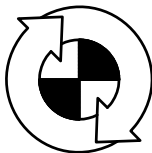
LOT 50
WAKE HILLS
2669 DAVIS STREET
RALEIGH NORTH CAROLINA

DATE: 03-12-2018

SCALE: 1" = 20'

DWG. NO.

A-22148



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. = 25978
B.O.M. 1938
PAGE 015
WAKE CO. REG.