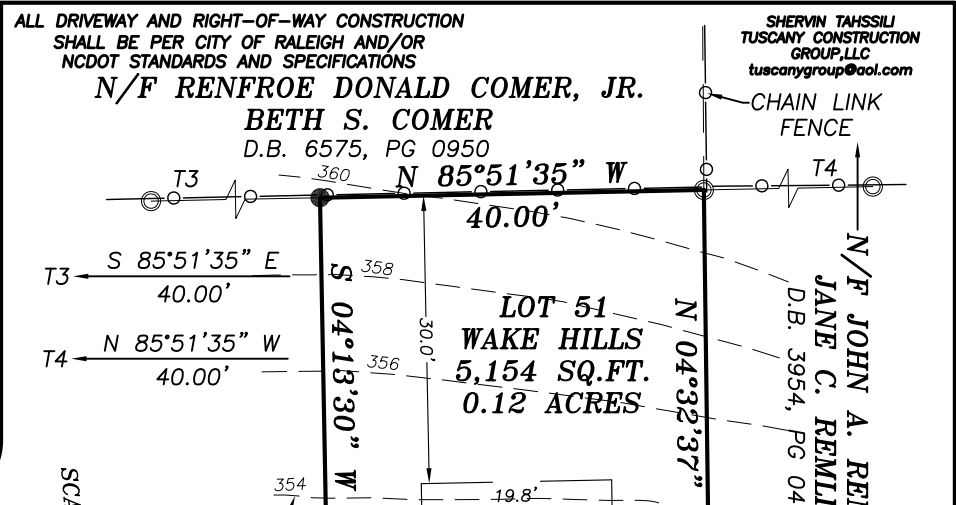
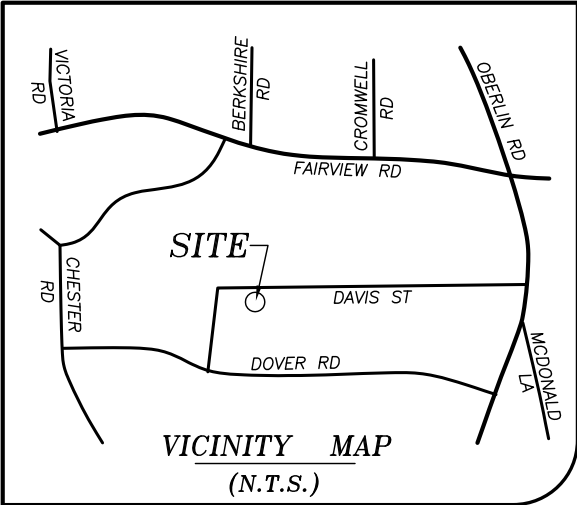




LEGEND

XXX.X 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'	

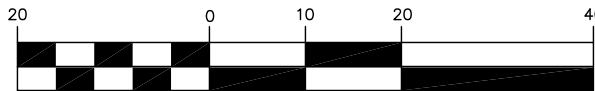
NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

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



FLOOD CERTIFICATION

(IN FEET) CENTERLINE OF DITCH LOCATED IN FIELD

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

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
THIS PLAN MUST BE APPROVED BY ALL STATE AND LOCAL REVIEWING AUTHORITIES FOR CONCURRENCE WITH SITE ZONING AND CODE OF ORDINANCES

Signed Preliminary Plat
Not for recordation,
conveyances, or sales

Seal

SITE PLAN

N 85°13'00" W 119.30'
TIE ALONG THE SOUTH
LINE OF DAVIS STREET TO A
POINT AT WHICH IT TURNS SOUTH

DAVIS STREET
(PUBLIC R/W)

T1 N 85°13'00" W 39.27'
T2 S 85°13'00" E 158.55'

- Proposed Water Meter
- Proposed Sewer Clean Out
- Existing Water Meter
- Existing Sewer Clean Out

SITE DATA TABLE:	
PIN:	1704192116
LOT AREA:	5154 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:	XXXX SQ.FT.
P-TOTAL BUILD IMP:	XXXX SQ.FT.

SITE PLAN CREATED
09-18-2023

TUSCANY CONSTRUCTION
GROUP, INC.

LOT 51
WAKE HILLS
2667 DAVIS STREET
RALEIGH NORTH CAROLINA

DATE: 03-12-2018
SCALE: 1" = 20'

DWG. NO.
A-22149SITE

C.N. = 25979

B.O.M. 1938

PAGE 015

CO. REG.

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