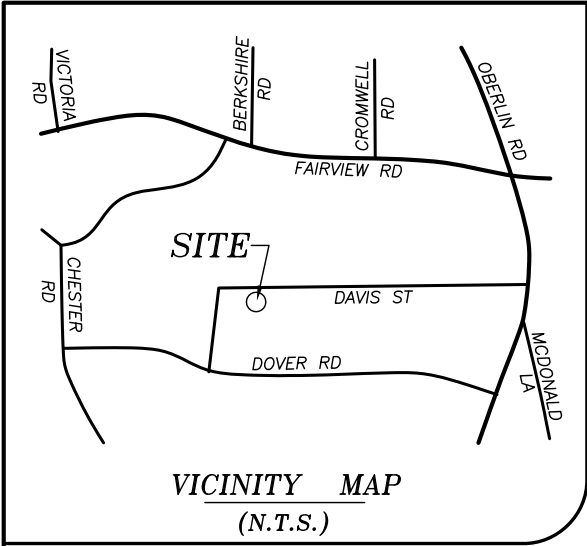




**LEGEND**

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

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

Proposed Water Meter  
Proposed Sewer Clean Out

| COR UDO 2.2.7.C.1.b<br>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 15

SCALE

( IN FEET )  
1 inch = 20 ft.

**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      | 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 \_\_\_\_\_

**TUSCANY CONSTRUCTION GROUP, INC.**

LOT 52  
WAKE HILLS  
2665 DAVIS STREET  
RALEIGH NORTH CAROLINA

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

DWG. NO.  
A-22150SITE

C.N. = 25980  
B.O.M. 1938  
PAGE 015  
WAKE CO. REG.

N/F WILLIAM EZEKIEL H. CREECH  
ELIZABETH REDMOND H. CREECH  
D.B. 13006, PG 1829

N/F RENFROE DONALD & BETH COMER  
D.B. 6575, PG 0950

WELDED WIRE FENCE

LOT 53

LOT 52  
WAKE HILLS  
5,137 SQ.FT.  
0.12 ACRES

LOT 51

DAVIS STREET (PUBLIC R/W)

HEADWALL

CURB & GUTTER

CURB INLET

DRAINLINE

CONTOURS SCALED FROM GIS

BUILDING SETBACK (TYP) PER RALEIGH UDO 2.2.1. R-4 ZONING

129.81'

129.37'

119.28'

39.28'

78.55'

40.00'

158.60'

TIE ALONG THE SOUTH LINE OF DAVIS STREET TO A POINT AT WHICH IT TURNS SOUTH

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

**Preliminary Plat**  
**Not for recordation, conveyances, or sales**

Seal

**SITE PLAN**

**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

SITE PLAN CREATED 09-19-2023

| SITE DATA TABLE:           |               |
|----------------------------|---------------|
| PIN:                       | 1704192156    |
| LOT AREA:                  | 5137 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.   |