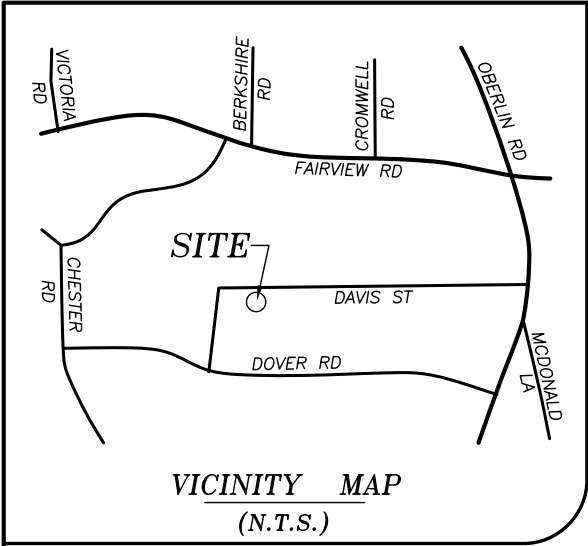




- LEGEND**
- EXISTING IRON PIPE
 - NEW IRON PIPE
 - NAIL FOUND
 - COMPUTED CORNER
 - POWER BOX
 - TELE
 - CATV
 - LIGHT POLE
 - UTILITY POLE
 - FIRE HYDRANT
- ALL DRIVEWAY AND RIGHT-OF-WAY CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS**
- Proposed Water Meter
 - Proposed Sewer Clean Out

COR UDO 2.2.7.C.1.b 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

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**

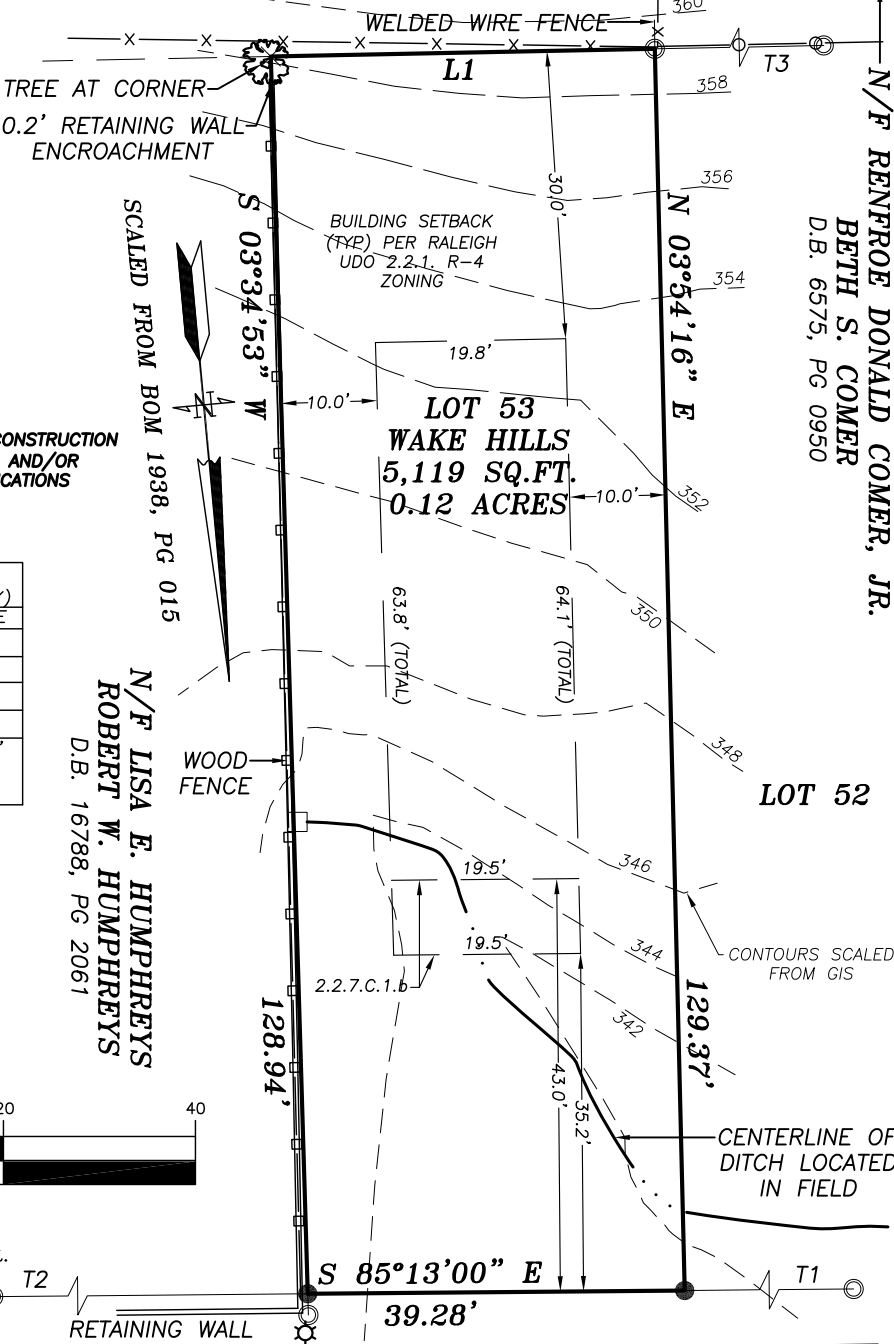
Seal

SITE PLAN

**N/F WILLIAM EZEKIEL H. CREECH
ELIZABETH REDMOND H. CREECH**

D.B. 13006, PG 1829

**SHERVIN TAHSSILI
TUSCANY CONSTRUCTION
GROUP, LLC**
tuscanycgroup@aol.com



CURB & GUTTER

N 85°13'00" W 197.80'
TIE ALONG THE SOUTH
LINE OF DAVIS STREET TO
A POINT AT WHICH
IT TURNS SOUTH

L1 ← N 85°51'35" W
40.00'

**DAVIS STREET
(PUBLIC R/W)**

T1 ← N 85°13'00" W
117.83'

T2 ← S 85°13'00" E
80.00'

T3 ← N 85°51'35" W
80.00'

SITE DATA TABLE:	
PIN:	1704192196
LOT AREA:	5119 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
09-19-2023**

**TUSCANY CONSTRUCTION
GROUP, INC.**

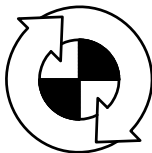
LOT 53
WAKE HILLS
2663 DAVIS STREET
RALEIGH NORTH CAROLINA

DATE: 03-12-2018

SCALE: 1" = 20'

DWG. NO.

A-22151



**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. = 25981
B.O.M. 1938
PAGE 015
WAKE CO. REG.