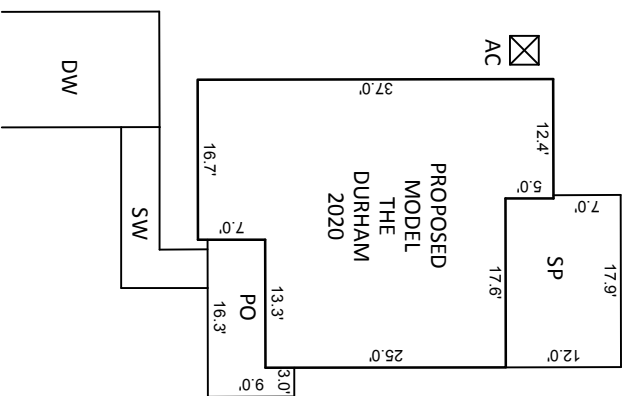


BUILDING SETBACKS
RS-20
FRONT YARD = 35'
SIDE YARD = 12'
REAR YARD = 25'

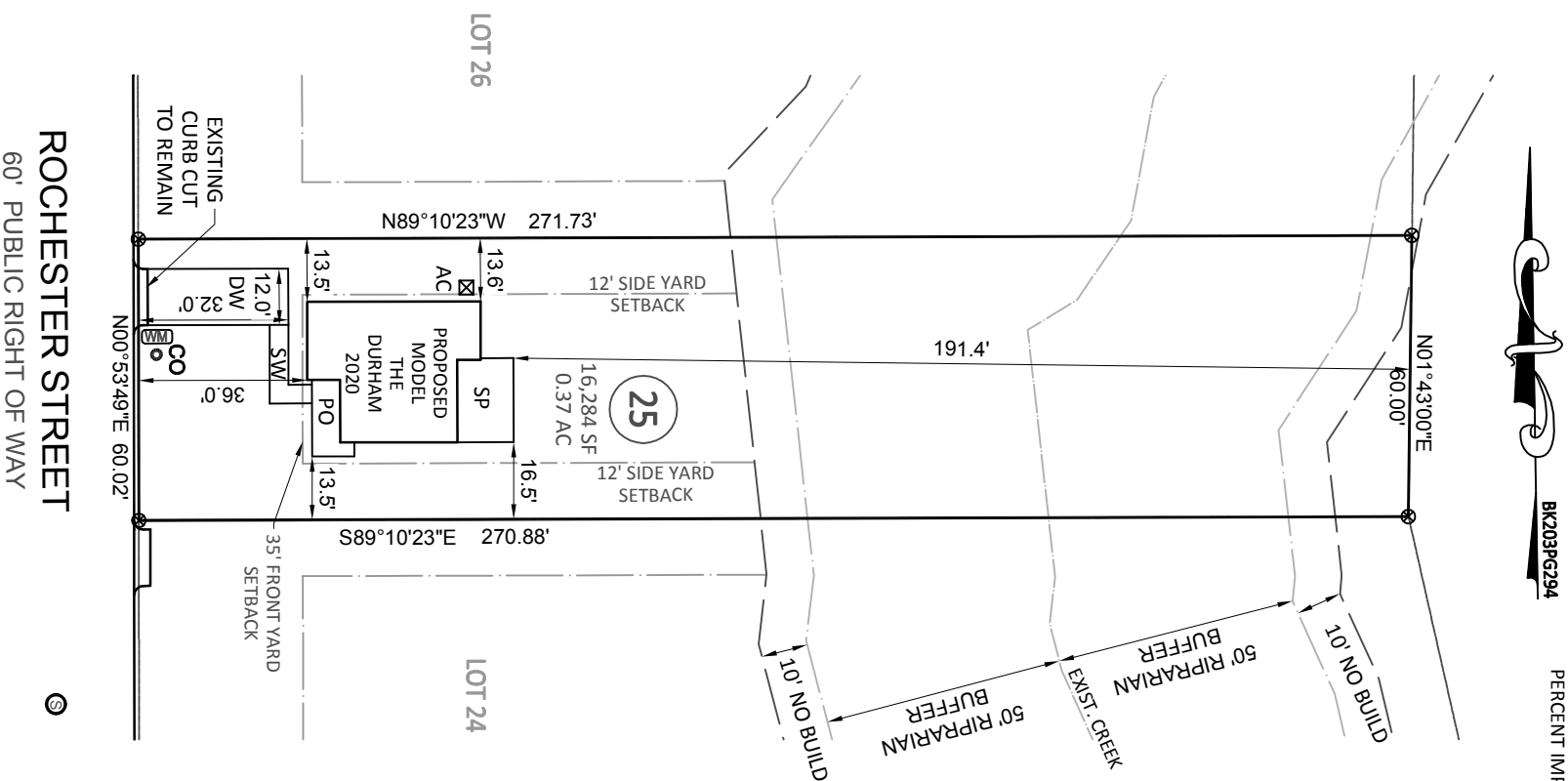
LOT INFORMATION:
PINI: IN REVIEW
TOTAL LOT AREA = 0.37 AC = 16,284 SF
HOUSE = 929 SF
DRIVEWAY = 385 SF
SIDEWALK = 88 SF
PORCH = 107 SF
SCREENED PORCH = 214 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,732 SF
PERCENT IMPERVIOUS = 10.6 %



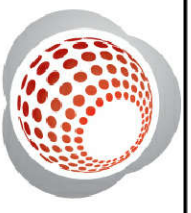
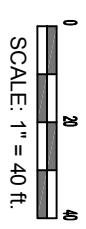
INSET SCALE:
1" = 20'

NOTES:

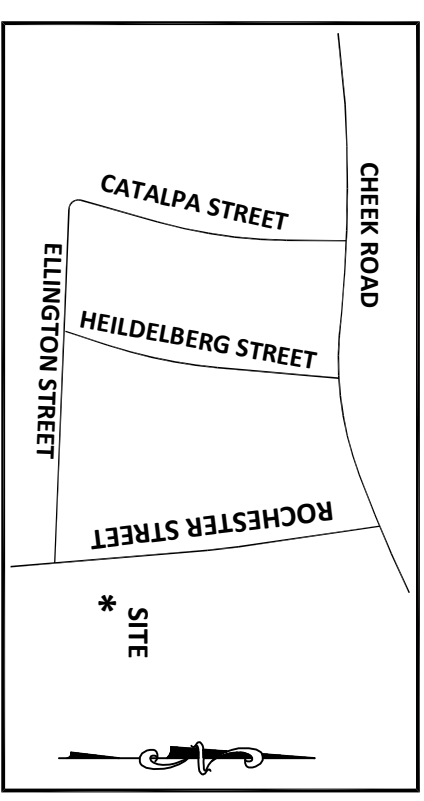
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. MAPS 3720084200K, DATED OCTOBER 19, 2018 & 3720084200K, DATED OCTOBER 19, 2018.
10. ZONING IS: RS-20.
11. PROPERTY OWNER: TOBIN CONSTRUCTION COMPANY, LLC
4700 HOMEWOOD COURT
RALEIGH, NC 27609



ROCHESTER STREET
60' PUBLIC RIGHT OF WAY



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Ave., Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

LEGEND
PO = PORCH
SP = SCREENED PORCH
CP = COVERED PATIO
WD = WOOD DECK
P = CONCRETE PATIO
SW = SIDEWALK
DW = CONC DRIVEWAY
⊗ = COMPUTED POINT
● = IRON PIPE FOUND
● = DRILL HOLE FOUND
Ⓜ = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
⊙ = SEWER MANHOLE
Ⓛ = ELECTRIC BOX
Ⓛ = CABLE BOX
Ⓛ = TELEPHONE PEDESTAL
FH = FIRE HYDRANT
⊙ = LIGHT POLE
YI = YARD INLET
BTL = BUILDING BUILD TO LINE
HR = HANDICAP RAMP

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE AMOUNT OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, L-4752 DATED:

PRELIMINARY

This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN

PLOT PLAN
FOR
TOBIN CONSTRUCTION

706 ROCHESTER STREET
DURHAM, NC
DURHAM COUNTY

DATE: 09/21/20 DRAWN BY: JFK CHECKED BY: SPC
REFERENCE: BK 203, PG 294 SCALE: 1" = 40'