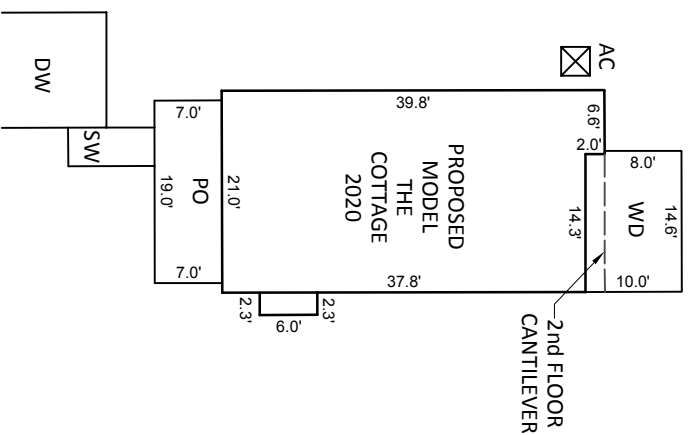


**BUILDING SETBACKS**  
RS-20  
FRONT YARD = 35'  
SIDE YARD = 12'  
REAR YARD = 25'



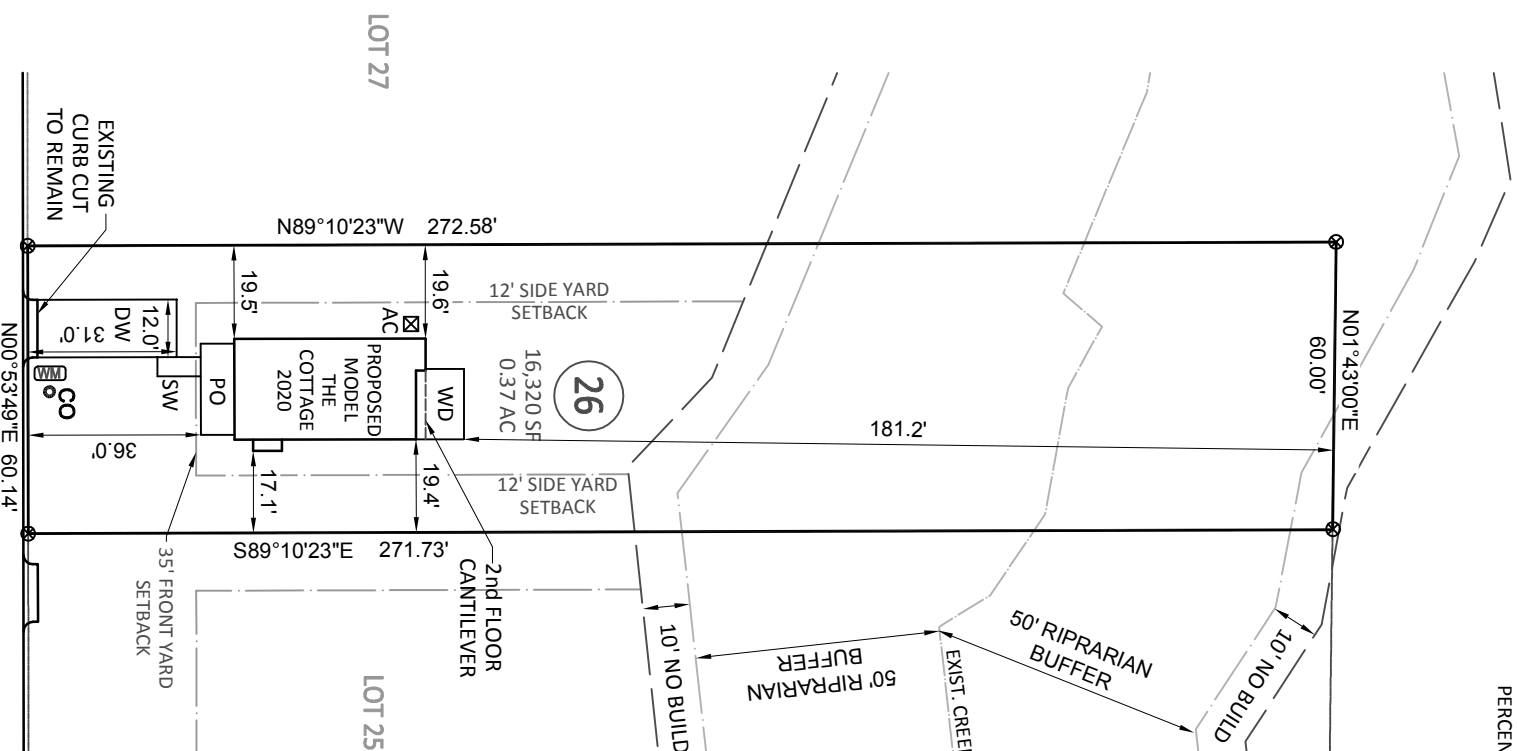
**LOT INFORMATION:**  
P/N: IN REVIEW  
TOTAL LOT AREA = 0.37 AC = 16,320 SF  
HOUSE = 822 SF  
DRIVEWAY = 373 SF  
SIDEWALK = 36 SF  
PORCH = 133 SF  
AC PAD = 9 SF  
PROPOSED IMPERVIOUS = 1,373 SF  
PERCENT IMPERVIOUS = 8.4%



INSET SCALE:  
1" = 20'

**NOTES:**

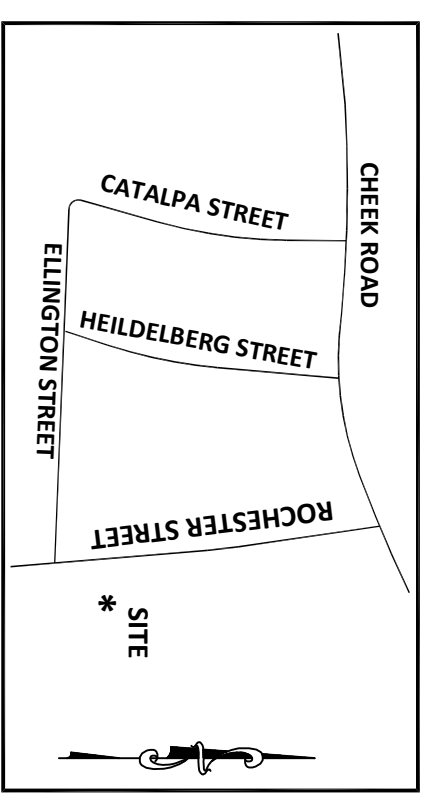
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION 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



SCALE: 1" = 40'



**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  
NCEBS 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  
[W/M] = WATER METER  
CO = CLEAN OUT  
AC = AIR CONDITIONER  
[S] = SEWER MANHOLE  
[E] = ELECTRIC BOX  
[C] = CABLE BOX  
[P] = TELEPHONE PEDESTAL  
FH = FIRE HYDRANT  
☼ = LIGHT POLE  
YI = YARD INLET  
BTL = BUILDING BUILD TO LINE  
HR = HANDICAP RAMP

**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**

708 ROCHESTER STREET  
DURHAM, NC  
DURHAM COUNTY

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