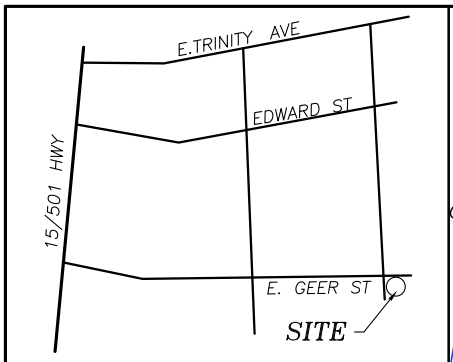
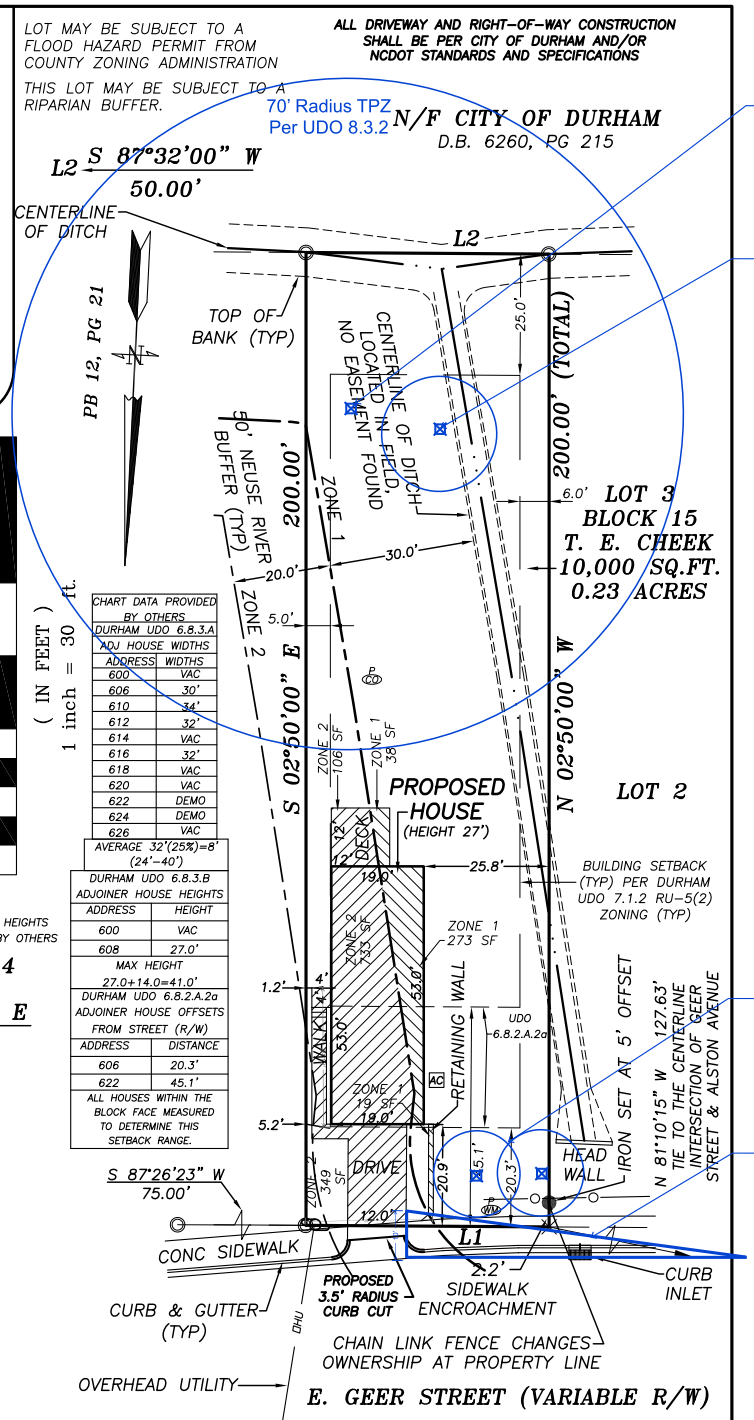



VICINITY MAP
(N.T.S.)

LOT MAY BE SUBJECT TO A FLOOD HAZARD PERMIT FROM COUNTY ZONING ADMINISTRATION

THIS LOT MAY BE SUBJECT TO A RIPARIAN BUFFER.

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




PRESERVED CANOPY
Tulip Poplar
5' abh
350sf root area

PRESERVED UNDERSTORY
Sweetbay Magnolia
1' abh
150sf root area

STREET TREES
River Birch
250sf root area
2-1/2" caliper
5' from ROW

Sight Triangle

| CHART DATA PROVIDED BY OTHERS | |
|---|---|
| DURHAM UDO 6.8.3.A | |
| ADJ HOUSE WIDTHS | |
| ADDRESS | WIDTHS |
| 600 | VAC |
| 606 | 30' |
| 610 | 34' |
| 612 | 32' |
| 614 | VAC |
| 616 | 32' |
| 618 | VAC |
| 620 | VAC |
| 622 | DEMO |
| 624 | DEMO |
| 626 | VAC |
| AVERAGE 32'(25%)=8' (24'-40') | |

| DURHAM UDO 6.8.3.B | |
|---|---|
| ADJOINER HOUSE HEIGHTS | |
| ADDRESS | HEIGHT |
| 600 | VAC |
| 608 | 27.0' |
| MAX HEIGHT 27.0+14.0=41.0' | |

| DURHAM UDO 6.8.2.A.2a | |
|---|---|
| ADJOINER HOUSE OFFSETS FROM STREET (R/W) | |
| ADDRESS | DISTANCE |
| 606 | 20.3' |
| 622 | 45.1' |
| ALL HOUSES WITHIN THE BLOCK FACE MEASURED TO DETERMINE THIS SETBACK RANGE. | |

SCALE
1 inch = 30 ft.
( IN FEET )
60 30 15 0 30

## LEGEND

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

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 PB 12, PG 21.

- Proposed Water Meter
- Proposed Sewer Clean Out

## 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.

| DURHAM COMMUNITY # | COUNTY PANEL | FIRM 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 3RD day of MAY 2024.

Signed

Seal

NORTH CAROLINA PROFESSIONAL SEAL L-3463 LAND SURVEYOR JEFFREY H DAVIS

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

SITE PLAN

SITE PLAN CREATED 04-17-2025

P.B. 12 PAGE 21 DURHAM CO. REG.

C.N. = 30298

# ABIEL, LLC

LOT 3, BLOCK 15
T. E. CHEEK
604 E. GEER STREET
DURHAM NORTH CAROLINA

DATE: 05-03-2024
SCALE: 1" = 30'
DWG. NO. A-25885SITE


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