

AREA: 25,014 S.F. ~ 0.574 ACRES



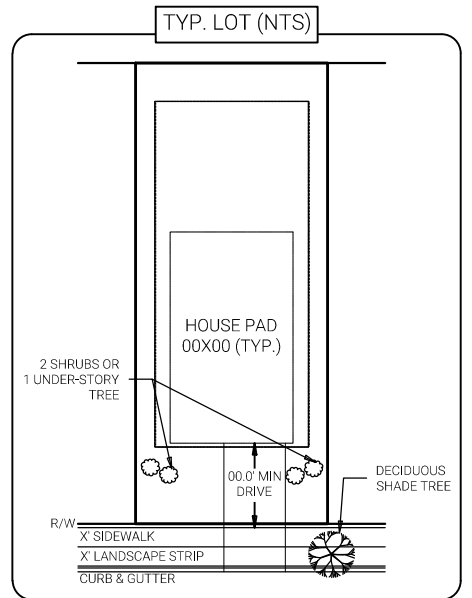
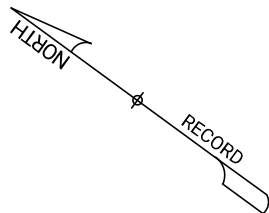
ZONING: RA-30
ZONING CONDITIONS: RESIDENTIAL
OVERLAY DISTRICT: SINGLE FAMILY
CURRENT USE: VACANT

FRONT	35'
SIDE	10'
CORNER	20'
REAR	25'
MAX BLDG HGT	35'

MAX IMP %	36 %
LOT AREA	25,014 SF
MAX IMP AREA	9,005 SF
PROPOSED AREAS:	
SLAB (HOUSE/POR)	2,424 SF
DECK/PAT/AC	9 SF
DRIVE/WALK	1,066 SF
<u>TOTAL IMP</u>	<u>3,499 SF</u>

YARD	6,365 SF
FLATWORK	1,426 SF
COVERAGE	23 %

FLOOD NOTE: This property lies within flood zone "X" according to FEMA FIRM# 3720066200J, effective on 10/3/2006.



BL	Building Line
PDE	Private Drainage Easement
FFE	Finished Floor Elevation
A/C	Air Conditioning
WV	Water Valve
R/W	Right of Way
P	Porch
D	Deck
LP	Light Pole
CO	Clean Out
PD	Proposed Drive

WM	Water Meter
TBD	To Be Determined
FH	Fire Hydrant
PAT	Patio
PUE	Public Utility Easement
GBL	Garage Building Line
TP	Telephone Pedestal
CP	Covered Patio
PROP	Proposed
N/F	Now or Formerly
TBOX	Telephone Box
CATV	Cable TV

GFE	Garage Floor Elevation
DE	Drainage Easement
PIN	Parcel Identification Number
HGT	Height
AVG	Average
FY	Front Yard
IMP	Impervious
NTS	Not to Scale
P.999	Proposed Grade
999	Existing Grade
	Front Grassed Area

1101 Slater Rd. Suite 300
Durham, NC 27703
984-204-1379

PLAN NAME: _____

STORIES: _____ FOUNDATION: ☐ SLAB ☐ CRAWL ☐ BSMT

FACADE: ☐ VINYL ☐ HARDY ☐ BRICK ☐ STONE ☐ OTHER

PLAN OPTIONS: _____

SLAB SF: _____ TOTAL SF: _____ MEAN HEIGHT: _____

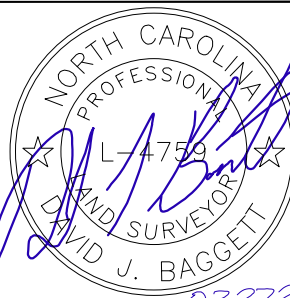
GENERAL NOTES: No field work has been performed. This Map or Plat is subject to any additional easements or restrictions of record. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. City sidewalks, driveway approaches, and other improvements inside the city's right of way are provided for demonstration purposes only. consult the development plans for actual construction. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 03/27/2025
20250310556 DRB RAL FC: N/A



Corporate Headquarters:
1735 North Brown Road, Suite 400
Lawrenceville, GA 30043
866.637.1048
FIRM LICENSE: F-1461



1	11/16/24	SITE PLAN
2	11/25/24	HOUSE PLAN CHANGE
3	11/26/24	HOUSE MOVE
4	12/04/24	UPDATED REAR STRUCTURE
5	03/21/25	HOUSE PLAN CHANGE
6	03/27/25	HOUSE MOVE
7		
8		
9		