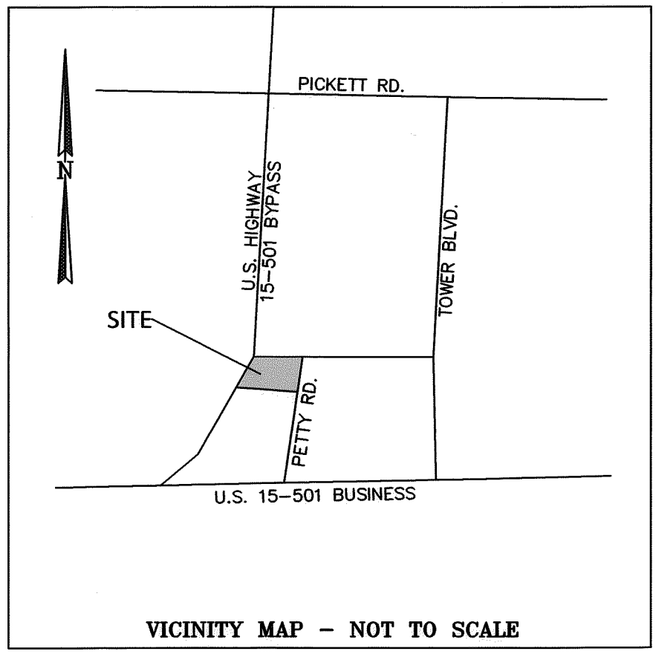


VICINITY MAP – NOT TO SCALE

I, TROY J KLUNGSETH, PROFESSIONAL LAND SURVEYOR NO. L-4644 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS, X

A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
B. THAT THE SURVEY IS LOCATED IN SUCH A PORTION OF A COUNTY OR MUNICIPALITY THAT HAS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
X C. ANY ONE OF THE FOLLOWING:
   X 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING ONE.
   2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATUAL FEATURE, SUCH AS A WATERCOURSE.
   3. THAT THE SURVEY IS A CONTROL SURVEY.
D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINATION OF SUBDIVISION.
E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THOUGH (D) ABOVE.

TROY J KLUNGSETH, PLS# L-4644

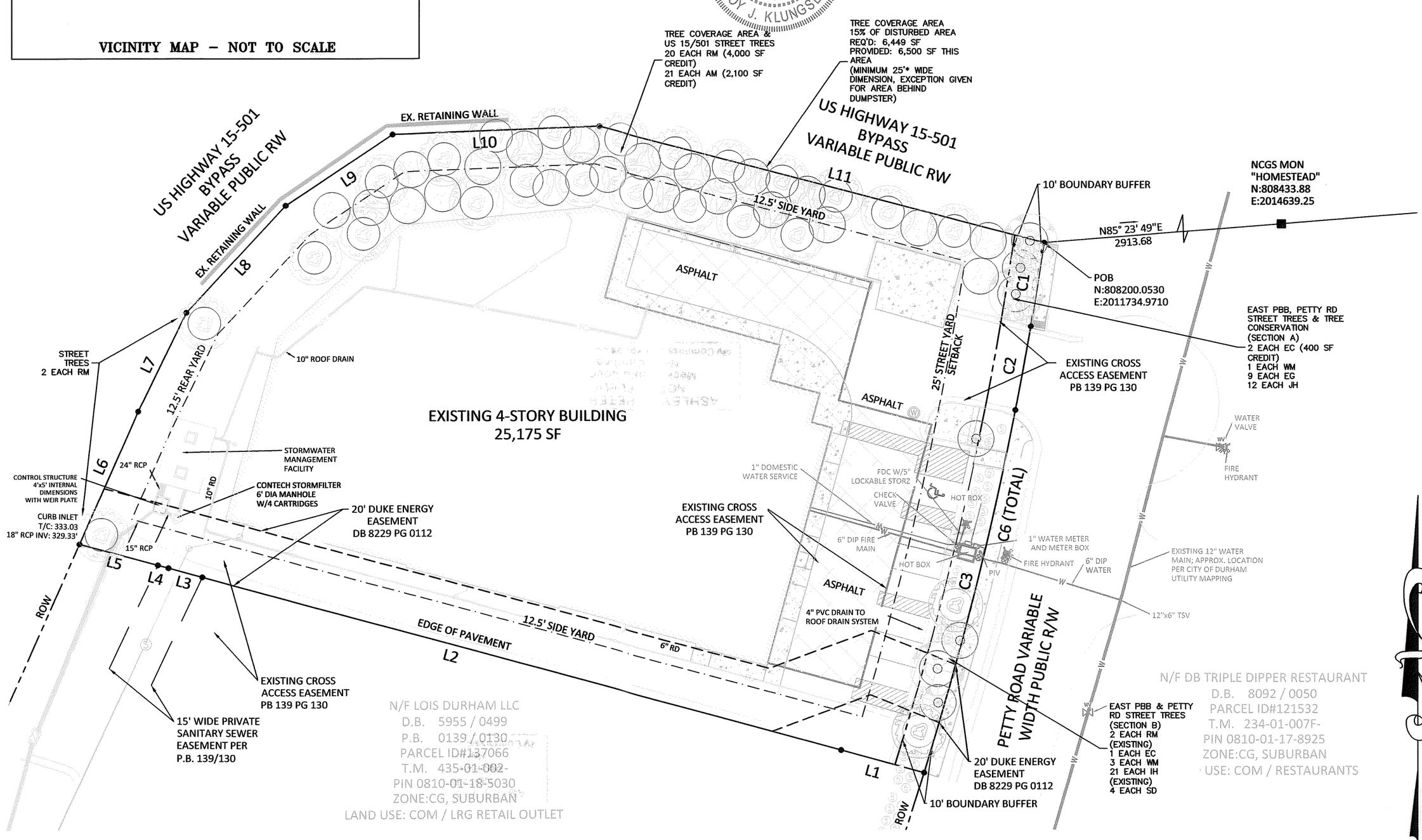
NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH TJK 01-26-18

SURVEY CERTIFICATION

I, TROY J KLUNGSETH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED I N DEED BOOK 7979, PAGE 0640; PLAT BOOK 0139, PAGE 0130); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 0139, PAGE 0130; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22 DAY OF DECEMBER 2017 A.D.

TROY J KLUNGSETH, PLS# L-4644

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH TJK 01-26-18



PROJECT INFORMATION

PIN#	0810-01-18-5195
PARCEL#	137069
DEED REFERENCE:	BK 7979, PG 640
PLAT REFERENCE:	BK 139, PG 130
ZONE:	CG, COMMERCIAL GENERAL
TIER:	SUBURBAN
OVERLAYS:	NONE
WATERSHED:	SANDY CREEK / NEW HOPE CREEK
RIVER BASIN:	CAPE FEAR
SOILS:	Ur, URBAN, HYDROLOGIC GROUP D
FEMA MAP:	3720081000K, 08/02/2007 NO FLOOD HAZARDS
PARCEL AREA:	46,536 SF OR 1.068 AC

IMPERVIOUS DATA

BUILDING:	25,175 SF
DUMPSTER PAD:	427 SF
CONCRETE PADS:	594 SF
PARKING LOT:	5,287 SF
SIDEWALK:	231 SF

TOTAL IMPERVIOUS: 31,714 SF OR 68.15%

DIMENSIONAL STANDARDS (TABLE 6.10.1B)
STREET YARD: 25'
SIDE & REAR YARD: 12.5' (ADJ. TO NON-RESIDENTIAL)
HEIGHT: 50' MAXIMUM

PROPERTY OWNER:
LOCATION: 3302 PETTY ROAD
OWNER: 3302 PETTY LLC
ADDRESS: [redacted]
1355 GREENWOOD CLIFF STE 150
CHARLOTTE, NC 28204

REFRENCES :

DB 7979 PG 0640
DB 7979 PG 0645
DB 8229 PG 0112
DB 8088 PG 0332
PB 0139 PG 0130

SYMBOL LEGEND	
■	CMF
△	CP
○	IPS
●	IPF
▲	PK NAIL
WV	WV
WM	WM
RPZ	RPZ
DMH	DMH
SSMH	SSMH
CO	CO
DI / YI	DI / YI
FIRE HYD	FIRE HYD
CATCH BASIN	CATCH BASIN

ABBREVIATIONS

AC ACRES
BM BOOK OF MAPS
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
HWY HIGHWAY
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IPS IRON PIPE SET
N/F NOW OR FORMERLY
NRB NEUSE RIVER BUFFER
PC POINT OF CURVATURE
PG PAGE
PIN PARCEL IDENTIFICATION NUMBER
R/W RIGHT-OF-WAY
SF SQUARE FEET
TYP TYPICAL

30' 15' 0 30' 60'
SCALE 1"=30'

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF TROY J. KLUNGSETH, PLS.
2. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
3. VERTICAL DATUM IS ASSUMED. THE LATITUDE, LONGITUDE AND STATE PLANE COORDINATES, IF SHOWN, ARE GIVEN IN NORTH AMERICAN DATUM OF 1983 (NAD83).
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.

Line Table		
Line #	Length	Direction
L1	28.52	N74-46-40W
L2	219.36	N74-46-40W
L3	11.61	S74-46-40E
L4	3.62	S74-46-40E
L5	26.95	S74-46-40E
L6	48.16	N23-47-16E
L7	36.53	N25-52-03E
L8	48.49	N42-43-34E
L9	42.49	N56-20-39E
L10	68.60	N87-49-03E
L11	152.35	S75-21-00E

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	28.19	1170.00	N08-56-43E	28.19
C2	28.26	1170.00	N10-19-39E	28.26
C3	124.49	1170.00	N14-04-03E	124.43
C6	180.94	1170.00	N12-41-07E	180.76

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Feb 12 09:41:38 AM
BK:198 PG:284-284
PLAT
FEE: $21.00
INSTRUMENT # 2018004504

2018004504

REVIEW OFFICER CERTIFICATE:

I, _____ REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THIS PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____
DATE REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE _____.

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
ON: 2/9/18
Jessica Dockery
Planning Director or Designee
Null and void if not recorded within 180 days, or by 10/26/18

DURHAM PROJECT # S1700305

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

SITE PLAN FINAL PLAT FOR PETTY ROAD SELF STORAGE
3302 PETTY ROAD, DURHAM NC
TRIANGLE TWNSHP-DURHAM COUNTY-DURHAM, NC

DRAWN BY: TJK
CHECKED BY: TJK
PROJECT NO: BCSC # 170524
COMMENTS:
DATE APPROVED: 12/20/2017
SCALE: 1" = 30'
DRAWING TITLE: 160623 Petty Road Final Site Plan Plat 11-25-2017.dwg

SHEET: 1 OF 2